



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: March 18, 2016

Jurisdiction: City of Scio

Local file no.: 2016-01

DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/17/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 44 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

**FOR DLCD USE**  
File No.: 001-15 {24172}  
Received: 3/17/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Scio

Local file no.: **2016-01**

Date of adoption: 03/14/2016

Date sent: 3/17/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 12/14/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No  
If yes, describe how the adoption differs from the proposal:

**2015 Scio Comp Plan (Part 2).** City made minor changes: Adoption Ordinance 603 - modified findings to insert agency testimony; Chapter 8 "Parks" - included final maps; Chapter 10 "Housing" - Added Fair Housing Policy and Info on Affordable/Assisted Housing;

Local contact (name and title): Cathy Martin, Administrative Assistant

Phone: (503) 394-3342

E-mail: sciocityclerk@smt-net.com

Street address: 38957 NW 1st Avenue (PO Box 37)

City: Scio

Zip: 97374-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### **For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

The 2015 Scio Comprehensive Plan Update (Part 2) includes Chapters (8) Parks, (9) Economic Development (10) Housing (13) Energy Conservation and (14) Urbanization. Updates Comp Plan goals & policies in each chapter. Adopts updated maps.

### **For a change to a comprehensive plan map:**

Identify the former and new map designations and the area affected:

- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.
- Change from \_\_\_\_\_ to \_\_\_\_\_ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

None.

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: Linn County, DLCD.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The 2015 Scio Comprehensive Plan Update (Part 2) includes Chapters (8) Parks, (9) Economic Development (10) Housing (13) Energy Conservation and (14) Urbanization. The adopting ordinance includes four attachments: (1) Findings; (2) 2015 Scio Comprehensive Plan Update (Part 2); (3) Scio Comp Plan Map (corrected UGB line); (4) Scio Zoning Map (corrected UGB line).



# City Of Scio, Oregon



## ORDINANCE NO. 603

### AN ORDINANCE TO ADOPT PART 2 OF THE 2015 SCIO COMPREHENSIVE PLAN UPDATE

WHEREAS, the Scio Comprehensive Plan (the “Plan”) provides the overall vision, goals and policies to guide the City’s leaders and enable them to make meaningful and consistent land use decisions and investments in the community’s facilities and infrastructure, and

WHEREAS, since the adoption and acknowledgement of the Scio Comprehensive Plan (the “Plan”) in 1981, the City has amended the comprehensive plan many times. In 1991, the City completed a periodic review update of the Plan that was reviewed and approved by LCDC on July 14, 1992. Since 1992, the City has adopted a number of post acknowledgment plan amendments (PAPAs) to the Plan and implementation ordinances. The City has adopted technical planning studies to address issues that affect the entire community. These include a buildable lands analysis, a natural hazards mitigation plan, a flood hazards ordinance, the Scio local wetlands inventory and public facilities plans. The PAPAs adopted by the City include these technical planning studies but also include specific quasi-judicial decisions to address land use applications submitted by individual property owners and the City, and

WHEREAS, the City has concluded that as Scio grows there is a need to update the Plan to reflect the changes which have occurred since 1992 and plan for growth to the year 2035, and

WHEREAS, the Scio Planning Commission has elected to prepare an update to the Scio Comprehensive Plan in several parts:

Part 1: Citizen Involvement, Demographics, Land Use, Natural Resources, Historic and Cultural Resources: On April 13, 2015 the Scio City Council adopted Ordinance 600 approving the 2015 Scio Comprehensive Plan Update - Part 1.

Part 2: Parks and Open Space, Economy, Housing, Energy Conservation and Urbanization: In December, 2015 the City of Scio Planning Commission completed a DRAFT of Part 2 of the 2015 Scio Comprehensive Plan Update and including agency reviews and public input.

Part 3: Public Facilities and Transportation: The Scio Planning Commission proposes to update the final two chapters on public facilities and transportation in 2016 with adoption by January 2017.

WHEREAS, the City has prepared the 2015 Scio Comprehensive Plan Update to remove out-of-date information, incorporate amendments adopted by the City since 1992 into the plan document, update Comprehensive Plan maps, add new information to comply with statewide land use planning goals and guidelines, and to modify the City’s planning goals and policies, and

WHEREAS, the City staff discovered an error on the Scio Comprehensive Plan Map LU-1 and the Scio Zoning Map LU-2, that incorrectly shows the location of the Urban Growth Boundary from what had been adopted by the City, Linn County and approved by DLCDC in 1981 and the Planning Commission concurs the error should be corrected; and

WHEREAS, Part 2 of the 2015 Scio Comprehensive Plan Update includes the following chapters:

- Chapter 8: Parks and Open Space
- Chapter 9: Economy
- Chapter 10: Housing
- Chapter 13: Energy Conservation
- Chapter 14: Urbanization
- Corrected Map LU-1 “City of Scio Comprehensive Plan Map”
- Corrected Map LU-2 “City of Scio Zoning Map”

WHEREAS, the Scio Planning Commission has acted as the City’s citizen involvement committee to prepare the 2015 Scio Comprehensive Plan Update; and has coordinated the development of the plan amendments with DLCD’s local agency representative, the Linn County Geographic Information Systems Department and the Linn County Planning Department; local economic development professionals, regional housing officials and local agencies; and

WHEREAS, on December 14, 2015 the City formally submitted Part 2 of the 2015 Scio Comprehensive Plan Update to the Department of Land Conservation and Development and on December 16, 2015 provided electronic copies to affected state agencies, the Linn County Planning Department and local agencies and requested the notified agencies review the proposal and submit comments to the City of Scio by January 18, 2016; and

WHEREAS, on January 7, 2016 the City of Scio sent an informational mailer to residents in the community informing them of the plan update and notifying them of two upcoming open houses and public hearings; and

WHEREAS, on January 27, 2016 the Scio Planning Commission held an open house to present Part 2 of the plan update to the community and held a public hearing to consider public testimony on the proposal; and

WHEREAS, on January 27, 2016 the Planning Commission discussed the comments provided by citizens at the open house and public hearing and the agency comments received by the City and recommended several modifications to Part 2 of the plan update; and

WHEREAS, on February 17, 2016 the Planning Commission deliberated on the proposal and concluded that the proposed comprehensive plan amendments are consistent with statewide land use planning goals and guidelines, Oregon Administrative Rules and therefore recommended that the City Council enact 2015 Scio Comprehensive Plan Update – Part 2 and replace the outdated sections of the Scio Comprehensive Plan; and

WHEREAS, on March 14, 2016 the Scio City Council held an open house and a public hearing to consider public comments and receive public testimony on the proposal;

WHEREAS, at the conclusion of the public hearing the City Council deliberated about the proposal and concurred with the Planning Commission recommendations.

**NOW THEREFORE, the City Council of the City of Scio hereby ordains as follows:**

**Section 1. Findings.** Findings of Fact as attached in Exhibit A and incorporated herein are hereby adopted as a basis for the adoption of the amendments to the Scio Comprehensive Plan.

**Section 2. Plan Amendment Adoption.** The *2015 Scio Comprehensive Plan Update – Part 2*, attached as Exhibit B and incorporated herein by reference, is adopted and amends the Comprehensive Plan for the City of Scio.

**Section 3. Comprehensive Plan Map and Zoning Map Amendments.** The City of Scio Comprehensive Plan Map (Map LU-1) and the City of Scio Zoning Map (Map LU-2) that are included in Chapter 4 of the *2015 Scio Comprehensive Plan Update – Part 1*, were adopted in April 2015 with an error in the location of the Scio Urban Growth Boundary. The corrected City of Scio Comprehensive Plan Map LU-1 dated April 15, 2016, attached hereto as Exhibit C and incorporated herein by reference, is adopted. The corrected City of Scio Zoning Map LU-2 dated April 15, 2016, attached hereto as Exhibit D and incorporated herein by reference, is adopted.

**Section 4. Compilation of the Scio Comprehensive Plan.** The City Manager is directed to update the *Scio Comprehensive Plan* to incorporate the amendments adopted by this ordinance.

**Section 5. Severability.** The provisions of this ordinance are severable. If a section, sentence, clause, or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

**Section 6. Effective Date.** This ordinance shall be effective April 15, 2016.


**Section 7. Notification to DLCD and Linn County.** The City Manager will provide notification of the City's adoption of this ordinance as a post-acknowledgement plan amendment.

This Ordinance read by title only on 14<sup>th</sup> day of March, 2016.

This Ordinance passed on the 14<sup>th</sup> day of March 2016 by the City Council and executed by the mayor this \_\_\_\_\_ day of March 2016.

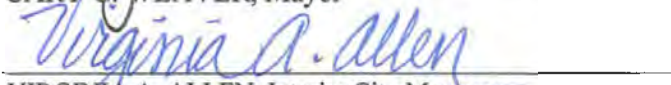
Date: 3/14/16

By:

  
GARY C. WEAVER, Mayor

Date: 3/14/16

Attest:

  
VIRGINIA A. ALLEN, Interim City Manager

APPROVED AS TO FORM

Date: \_\_\_\_\_

By:

\_\_\_\_\_  
JOHN E. KENNEDY, City Attorney

Attachments:

Exhibit "A" - Findings

Exhibit "B" - *2015 Scio Comprehensive Plan Update – Part 2*

Exhibit "C" - Map LU-1 "City of Scio Comprehensive Plan" dated April 15, 2016.

Exhibit "D" - Map LU-2 "City of Scio Zoning Map" dated April 15, 2016.





# *City Of Scio, Oregon*



## **Exhibit “A”**

### **Findings**

### **for the**

### ***Scio Comprehensive Plan Update (Part 2)***

## Exhibit A

### FINDINGS IN SUPPORT OF THE 2015 SCIO COMPREHENSIVE PLAN UPDATE – PART 2

The proposed 2015 Scio Comprehensive Plan Update – Part 2 includes updated comprehensive plan background information, goals, policies and maps. The City concludes they are in conformance with the following Statewide Planning Goals.

#### STATEWIDE PLANNING GOALS

***GOAL 1: CITIZEN INVOLVEMENT: TO DEVELOP A CITIZEN INVOLVEMENT PROGRAM THAT INSURES THE OPPORTUNITY FOR CITIZENS TO BE INVOLVED IN ALL PHASES OF THE PLANNING PROCESS.***

The proposed 2015 Scio Comprehensive Plan Update – Part 2 was developed to replace several chapters of the outdated version of the Scio Comprehensive Plan. The Scio Planning Commission serves as the City’s appointed Citizen Involvement Committee to review and update the existing comprehensive plan. The Planning Commission will complete the update of the Comprehensive Plan in three parts.

Part 1: Citizen Involvement, Demographics, Land Use, Natural Resources, Historic and Cultural Resources: On April 13, 2015 the Scio City Council adopted Ordinance 600 approving the 2015 Scio Comprehensive Plan Update - Part 1. It includes the following chapters:

- Chapter 1 - Introduction
- Chapter 2 - Citizen Involvement
- Chapter 3 - Demographics
- Chapter 4 - Land Use (including adoption of the Buildable Lands Inventory)
- Chapter 5 - Natural Resources
- Chapter 6 – Historic and Cultural Resources

Part 2: Parks and Open Space, Economy, Housing, Energy Conservation and Urbanization: In December, 2015 the City of Scio Planning Commission completed Part 2 of the 2015 Scio Comprehensive Plan Update. It includes the following chapters:

- Chapter 8: Parks and Open Space
- Chapter 9: Economy
- Chapter 10: Housing
- Chapter 13: Energy Conservation
- Chapter 14: Urbanization
- Chapter 4: Land Use. Two maps had an error in the Scio UGB line.
  - Corrected Map LU-1 “City of Scio Comprehensive Plan Map” and,
  - Corrected Map LU-2 “City of Scio Zoning Map”

Part 3: Public Facilities and Transportation: The Scio Planning Commission proposes to update the final two chapters on public facilities and transportation in 2016 with adoption by January 2017.



## Agency Coordination

The City involved the following state, county and local agency representatives while Part 2 of the comprehensive plan was being developed.

1. Department of Land Conservation and Development (DLCD):
  - Ed Moore, DLCD's South Willamette Valley Regional Representative, and the City's Planning Consultant David Kinney met several times from May to December 2015 to discuss the DRAFT plan update. Mr. Moore reviewed various working drafts and suggested revisions to address statewide planning goals and administrative rules. The City and DLCD agreed that the 2015 Scio Comprehensive Plan Update would be developed in parts and would follow the post-acknowledgment plan amendment process.
  - Tom Hogue, DLCD's Goal 9 Economic Development Specialist, participated in a Scio Planning Commission workshop on community economic development. He also reviewed working drafts of Chapter 9 "Economic Development".
2. Oregon Employment Department: Will Summers, Workforce Analyst, in the Employment Department's Albany office provided economic and demographic data for inclusion in Chapter 9 "Economic Development".
3. Linn County Geographic Information System (GIS) Department: Linn County GIS staff updated the land use and housing data using information from the Linn County Assessor's database. In addition, Scott Valentine and Jett Seale, Linn County GIS staff, prepared all maps that are included in the plan update.
4. Linn County Planning Department: Linn County Planning Director Robert Wheeldon and Planner Olivia Glantz reviewed the completed DRAFT of the Comprehensive Plan and provided technical corrections to the plan update.
5. Albany-Millersburg Economic Development Corporation (AMEDC): John Pascone, President of AMEDC, participated in an economic development workshop with the Scio Planning Commission and provided information on local economic development activities in the Albany-Millersburg and Linn County region.
6. Cascades West Economic Development District: Charlie Mitchell, CWCOG Economic Development Specialist and CWEDD executive director, provided information on the Linn County Economy and the regional economic development strategies for the four county region including Linn, Benton, Lincoln and Lane counties.
7. Linn-Benton Housing Authority (LBHA): Donna Holt, LBHA executive director, and Jennifer Sanders, LBHA chief financial officer, provided information on housing services provided throughout Linn County, data on Section 8 housing vouchers applied for and approved for Scio residents, general information on housing services available for low and moderate income residents and their thoughts on housing trends for the next decade.
8. Linn County Parks Department: Brian Carroll, Linn County Parks Director, provided up-to-date information on Linn County parks, plans for parks in the Scio area based on the Linn County Master Parks Plan and specific plans for a recently acquired parcel along Thomas Creek. Mr. Carroll also

reviewed Chapter 8 – Parks and Open Spaces and provided several recommended changes to the draft chapter.

The City emailed .pdf copies of the *2015 Scio Comprehensive Plan Update – Part 2* to various local, county, regional and state agencies for revisions and suggestions. Agencies were asked to return comments to the City by January 15, 2016. A Form 1 Notice of Proposed Plan Amendment was provided to DLCDC on December 14, 2015.

On December 29, 2015, Terry Bergeson, Oregon State Parks Department, submitted comments clarifying information about the *2013 Statewide Comprehensive Outdoor Recreation Plan* (SCORP). He recommended minor work changes to Chapter 8 – Parks & Open Space on pages 103 through 106. The City incorporated his suggested changes into the proposal.

On January 19, 2016 the City of Scio received an email from Jill Statz, Graduate Planning Associate, Cogan Owens Greene, LLC, on behalf of the Fair Housing Council of Oregon, requesting a copy of the City’s housing needs analysis and providing information on Fair Housing requirements that apply to Oregon cities for inclusion in the public record. Ms. Statz asked several questions regarding the reason the City of Scio is updating the Scio Comprehensive Plan and whether or not the City has addressed fair housing requirements. The City provided an email response to Ms. Statz on January 21, 2016. These emails and the FHCO guidelines for fair housing have been included in the record.

**JILL STATZ, Graduate Planning Associate**

P 503.445.0934 | F 503.225.0224

**Cogan Owens Greene, LLC.**

813 SW Alder Street, Suite 320 | Portland, Oregon 97205-3111 | [www.coganowens.com](http://www.coganowens.com)

On January 27, 2016 the Scio Planning Commission reviewed agency comments and directed staff to make changes to the proposal as described below under Local Citizen Involvement (item 4.).

**Local Citizen Involvement:**

Copies of the *2015 Scio Comprehensive Plan Update – Part 2* were made available to the public for review on the City of Scio website ([ci.scio.or.us](http://ci.scio.or.us)) and at City Hall, 38957 NW 1st Avenue in Scio. The plan update, proposed ordinance and the findings document were available for public review on December 18, 2015.

As part of the post acknowledgment plan amendment process, the City provided the community with the following notices of the plan update process:

1. The City included information on the 2015 Comprehensive Plan Update in a special notice mailed to all property owners in the Scio UGB on January 7, 2016 and included a reminder of the Comprehensive Plan update on the February 2016 utility bills. Both informed community members that the plan update was available on the city’s website and the City would hold two open houses and public hearings.
2. The Scio Planning Commission discussed the proposed *2015 Scio Comprehensive Plan Update – Part 2*, goals, policies and draft chapters at all but one of the regularly scheduled meetings of the Planning Commission from April 2015 to December 2015.

3. Two “Open House” sessions were hosted by the City to inform community residents of the plan update on January 27, 2016 and on March 14, 2016 from 6:00 to 7:00 p.m. at the City Hall, 38957 NW 1st Avenue, Scio.
4. The Scio Planning Commission held a public hearing on January 27, 2016 as part of its regularly scheduled meeting to consider the 2015 Scio Comprehensive Plan Update – Part 2. The Scio Planning Commission deliberated at their regularly scheduled meeting on Wednesday, January 27, 2016 and directed staff to prepare several minor changes to the proposal:
  - a. Chapter 8 – Parks and Open Space. Incorporate comments from Terry Bergeson, Oregon State Parks Department to clarify the discussion on the Statewide Comprehensive Outdoor Recreation Plan (SCORP).
  - b. Chapter 10 – Housing. Add a Fair Housing Policy.
  - c. Chapter 10 – Housing. Add a paragraph to address housing assistance programs.
  - d. Maps LU-1 and LU-2. Print and insert an updated Map LU-1 “Comprehensive Plan” and Map LU-2 “Zoning: with the corrected urban growth boundary line.
  - e. Modify Ordinance Findings. Modify the findings to reflect public input from the Fair Housing Council of Oregon, the Linn-Benton Housing Authority and Oregon State Parks.

The public hearing record was kept open until February 17, 2016 to allow for the inclusion of the recommended changes and to provide the public an opportunity to review and submit written comment on the changes.

5. At its regularly scheduled meeting on February 17, 2016, the Scio Planning Commission recommended the City Council adopt the 2015 Scio Comprehensive Plan Update – Part 2.
6. The Scio City Council held an open house prior to the regular city council meeting on March 14, 2016 and the Scio City Council held a public hearing on March 14, 2016 as part of a regularly scheduled city council meeting to consider the 2015 Scio Comprehensive Plan Update – Part 2.

***GOAL 2: LAND USE PLANNING: TO ESTABLISH A LAND USE PLANNING PROCESS AND POLICY FRAMEWORK AS A BASIS FOR ALL DECISIONS AND ACTIONS RELATED TO THE USE OF LAND AND TO ASSURE AN ADEQUATE FACTUAL BASE FOR SUCH DECISIONS AND ACTIONS.***

The proposed Plan Amendment Ordinance is consistent with Goal 2 because the Comprehensive Plan Amendment followed the land use planning process established by the existing Scio Comprehensive Plan policies and OAR 660-018 regarding post-acknowledgement plan amendments.

*OAR 660-018 Post Acknowledgment Plan Amendments*

*660-018-0020 Notice of a proposed change to a Comprehensive Plan*

The City submitted the 2015 Scio Comprehensive Plan Update – Part 2 to DLCD in compliance with OAR 660-018-0020. The City’s submittal included (1) the proposed text of the comprehensive plan update, (2) a summary of the proposal, (3) a draft notice of public hearing and (4) draft findings demonstrating compliance with statewide planning goals, guidelines and administrative rules.

The City of Scio solicited comments from DLCD during the preparation of the comprehensive plan update. Ed Moore, DLCD representative, provided advisory recommendations to assist the City in complying with statewide planning goals, state statute and Oregon Administrative Rules.

ORS 197.296, OAR 660-008 and OAR 660-024 Buildable Lands and Allocation of Housing Mix

The City of Scio prepared the Scio Buildable Lands Analysis Update, dated February 2015 to provide accurate data for the 20-year planning period from 2014 to 2035. This buildable lands analysis update was adopted in April 2015 as a technical amendment to the Scio Comprehensive Plan. The Scio Buildable Lands Analysis Update identifies suitable and available buildable residential lands in compliance with ORS 197.296, OAR 660-008, 660-009 and 660-024.

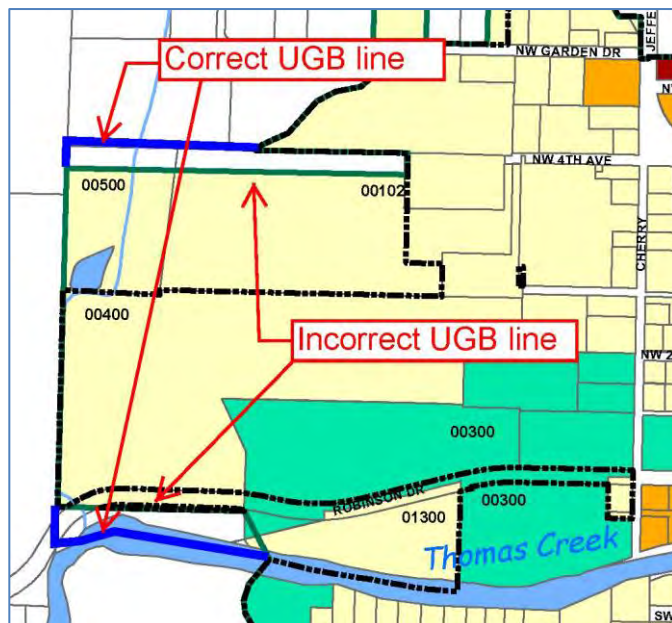
See Goal 9 below for findings related to Economic Development and employment lands and Goal 10 below for findings related to Housing.

*COMPREHENSIVE PLAN MAP AND ZONING MAP AMENDMENTS:*

As part of the 2015 Scio Comprehensive Plan Update - Part 2 the City corrected errors it found on Map LU-1 “Scio Comprehensive Plan” and Map LU-2 “Scio Zoning Map”. The city discovered that the maps adopted as part of Chapter 4 of the 2015 Scio Comprehensive Plan Update - Part 1 incorrectly showed the location of the Scio UGB on a parcel located south of Garden Drive in the NW corner of the UGB.

**Site 1 UGB Line Correction:**

T10S R1W, Section 18B 00102 and 00500



Excerpt from:

**Scio Comprehensive Plan  
Map LU-1**

**Shows UGB line correction based on original maps and descriptions in the original Scio Comprehensive Plan, acknowledged by LCDC in September 1981.**

Plan Designation on the Scio Comprehensive Plan Map: Residential

Summary and Justification for Comprehensive Plan Map correction.

The *1981 Scio Comprehensive Plan* established the City’s Urban Growth Boundary. During the City staff review for the *2015 Scio Comprehensive Plan Update*, a question was asked why the UGB boundary on Linn County’s GIS website and on the adopted Map LU-1 “Scio Comprehensive Plan” show the UGB boundary crossing through tax lots 500 and 102 on Map 10S 01W 18B, rather than on along the north property line.

Staff reviewed the 1981 Scio Comprehensive Plan and found:

1. Figure 18 - Scio Comprehensive Plan Map. The UGB line is located on the north boundary of the two parcels.
2. Figure 29 – Scio Growth Boundary Map. The map identifies five areas (Areas A to E) outside the city limits that are included in the Scio UGB. The UGB line for Area C is located on the north boundary of the two parcels (TL 500 and TL 102) and along the southern boundary of parcels that front on Garden Drive.
3. Page 119 – The written description in the plan narrative states:

*“The western boundary crosses 6<sup>th</sup> Street and includes several parcels for future residential use, then crosses Thomas Creek following West First Street to include land owned by School District 95C. The boundary then heads north to the souther [sic] property line of properties fronting Garden Drive then east along these property lines to the city limits.”*

4. Page 135 – In its justification for the Scio UGB, the plan narrative includes a written description of Area C in Figure 29, with a total acreage of 65.23 acres. The narrative describes each parcel that is included in Area C. Area C is the UGB area west of the city limits between Thomas Creek and Garden Drive. The narrative discusses the parcels from County Road 630 (SW First Avenue/Robinson Drive) north to Garden Drive.

*“Across CR 630 is a 7.67 acre parcel, also owned by the School District. On the northern boundary are two parcels of 4.60 and 15.05 acres. These are out of the preliminary floodway, provide access to landlocked city parcels, and are placed to allow the looping of utility lines. Between these and the school’s 7.67 acre parcel is a 20.16 acre parcel and two small parcels. They were included to round off the boundaries. Parts of the parcels are out of the floodway.”*

Figure 29 – Scio Growth Boundary map also shows that the southern border of Area C includes all of the school district property (10S 01W 18B, Tax Lot 00300 – Parcel #3 in Table 1), including the portion south of Robinson Drive to the edge of Thomas Creek. Tax Lot 00300 includes approximately 7.40 acres north of Robinson Drive and 1.92 acres south of Robinson Drive.

The staff has compared the described parcels on the Linn County tax assessor maps and the Linn County’s GIS database.

Table 1  
**Area C – Scio UGB**  
**Comparison between 2015 LC Assessor’s Maps and 1981 Comp Plan**

#	Tax Map	Tax Lot	2015 Linn County	1981 Comp Plan	Area C Narrative Reference
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			Acreage	Area C-Acreage	
1	10S 01W 18AC	00300	4.51	4.51	
2	10S 01W 18B	01300	4.84	4.84	
3	10S 01W 18B	00300	7.40	7.67	School Property
	10S 01W 18B	00300	1.92	Not given	Portion of School Property south of Robinson Drive
4	10S 01W 18B	00500	4.60	4.60	North boundary of UGB
5	10S 01W 18B	00100 00101 00102	15.34 Combined	15.05	North boundary of UGB
6	10S 01W 18B	00400	20.20	20.16	Between school property #3 and parcels #4 & #5
7	10S 01W 18B	04104 (part)	0.98	Not given	One of two small parcels
8	10S 01W 18B	04400 (gap)	0.02	Not given	Gap - One of two small parcels
9	Robinson/SW First Street ROW		2.60	Not given	
10	Thomas Creek		1.00	Not given	
Totals			62.41		

Table 1 lists all of the parcels in Area C. The highlighted parcels 3, 4 and 5 were incorrectly mapped. The UGB line on the Scio Comprehensive Plan Maps LU-1 and LU-2 should be corrected to include the entire parcels.

The City concludes it took appropriate steps to coordinate the plan update with affected agencies. The City also concludes the UGB line modification are housekeeping changes to ensure the maps in the Scio Comprehensive Plan are consistent with the originally adopted and approved Scio UGB line. Therefore, the City concludes the 2015 Scio Comprehensive Plan Update – Part 2 complies with Goal 2.

**GOAL 3: AGRICULTURAL LANDS**

**GOAL 4: FOREST LANDS**

Goals 3 and 4 do not apply within adopted, acknowledged urban growth boundaries. The 2015 Scio Comprehensive Plan Update – Part 2 does not address any issues related to Goals 3 or 4.

**GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES: TO PROTECT NATURAL RESOURCES AND CONSERVE SCENIC AND HISTORIC AREAS AND OPEN SPACES.**

The 2015 Scio Comprehensive Plan Update – Part 2 does not include new inventories or protection measures for Goal 5 resources. The City has previously completed Goal 5 inventories and adopted appropriate protection measures for historic landmarks and significant local wetlands.

The City did not complete any other Goal 5 inventories in preparing the 2015 Scio Comprehensive Plan Update – Part 2. The 2015 Scio Comprehensive Plan Update – Part 2 is consistent with Goal 5 and the post acknowledgment plan amendment (PAPA) is consistent with *OAR 660-023-0250 (3)*. The City finds it is not required to comply with the Goal 5 inventory process, significance determination and preparation of new Goal 5 protection measures because the plan update does not:



- (1) create or amend a Goal 5 resource list, update the plan in order to protect a Goal 5 resource or address specific requirements of Goal 5; or
- (2) allow new uses that conflict with a significant Goal 5 resource site or acknowledged resource list; or
- (3) amend an acknowledged UGB or provide new information showing a significant Goal 5 resource site exists inside the Scio UGB.

The City concludes the 2015 Scio Comprehensive Plan Update –Part 2 complies with Goal 5.

***GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY: TO MAINTAIN AND IMPROVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES OF THE STATE.***

The 2015 Scio Comprehensive Plan Update – Part 2 does not address any issues related to Goal 6.

***GOAL 7 - AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: TO PROTECT LIFE AND PROPERTY FROM NATURAL DISASTERS AND HAZARDS.***

The 2015 Scio Comprehensive Plan Update – Part 2 does not address any issues related to Goal 7.

***GOAL 8 - RECREATIONAL NEEDS: TO SATISFY THE RECREATIONAL NEEDS OF THE CITIZENS OF THE STATE AND VISITORS AND, WHERE APPROPRIATE, TO PROVIDE FOR THE SITING OF NECESSARY RECREATIONAL FACILITIES INCLUDING DESTINATION RESORTS.***

The 2015 Scio Comprehensive Plan Update – Part 2 includes a new Chapter 8 – Parks and Open Space.

The City of Scio owns and maintains several small pocket parks and neighborhood parks. Parks are an outright permitted use in the City’s Public (P) zone, are allowed as conditional uses in residential zones and as permitted uses subject to a site plan review in Commercial and Industrial zones. The City of Scio does not provide any recreational programs or services.

OAR 660-034-0040 indicates local park providers may prepare and adopt a local parks master plan as an amendment to the local comprehensive plan, but are not required to adopt a local parks master plan as part of a plan update. The City of Scio does not have a parks master plan and has not prepared one as part of this comprehensive plan update.

Because the City of Scio does not have a parks master plan, Chapter 8 includes a detailed inventory and analysis of local park and recreation services and needs. The City used OPRD’s “*A Guide to Community Park and Recreation Planning for Oregon Communities*, OPRD, 2013-2017 SCORP” to provide a framework for the preparation of Scio’s chapter on local parks. Chapter 8 includes the following subsections:

- 8.1 Statewide Planning Goals related to Planning for Parks and Recreation
- 8.2 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- 8.3 Federal, State and Linn County Parks in the Scio Area
- 8.4 Existing Parks, Recreational Facilities and Open Spaces in Scio
- 8.5 Urban Park System and Park Development Standards
- 8.6 Community Needs for Park and Recreation Facilities

## 8.7 Recommended Park Improvements Parks and Open Space Goals and Policies

Chapter 8 of the *2015 Scio Comprehensive Plan Update - Part 2* includes Map P-1 “Existing Linn County Parks”, Map P-2 “Existing Parks in Scio” and Map P-4 “Proposed Park Improvements”. These maps and accompanying tables provide an inventory of all existing parks and recreation facilities in the City of Scio and in the surrounding rural area, as well as a list of recommended park facility improvements that are desired to serve the existing residents and future growth in the community during the 20-year planning period. The City coordinated preparation of the Chapter with the Scio Youth Club, a local non-profit youth recreation provider, the Linn County Parks Department and OPRD. The City incorporated changes recommended by Brian Carroll, Linn County Parks Director, and Terry Bergeson, OPRD into the Chapter 8.

The City concludes the *2015 Scio Comprehensive Plan Update – Part 2* complies with Goal 8.

### ***GOAL 9 - ECONOMIC DEVELOPMENT: TO PROVIDE ADEQUATE OPPORTUNITIES THROUGHOUT THE STATE FOR A VARIETY OF ECONOMIC ACTIVITIES VITAL TO THE HEALTH, WELFARE AND PROSPERITY OF OREGON’S CITIZENS.***

Chapter 9 “Economic Development” is included as a new chapter in the *2015 Scio Comprehensive Plan Update – Part 2*. It utilizes information on employment lands and the local economy that was included in the *Scio Buildable Lands Analysis* (Scio BLA) that was adopted by the City in April 2013. The buildable lands analysis utilized parcel data from the 2014 Linn County property assessment records. Linn County’s GIS staff updated maps and tables identifying all developed, vacant, infill and redevelopable sites inside the Scio UGB. The Scio BLA includes a summary of existing buildable commercial and industrial sites that are available and can be serviced by public facilities within the required planning horizons. Scio’s available industrial properties are included in the South Santiam Enterprise Zone. DEQ has not identified any Brownfield sites inside the City of Scio or UGB.

#### *OAR 660-009-0015 Economic Opportunity Analysis*

Chapter 9 includes an economic opportunity analysis that complies with OAR 660-0015. The scope of the analysis is limited to the size of the community and the availability of detailed employment and economic data for a community with fewer than 1,000 residents. The analysis includes (1) a review of local, regional, state and national trends that impact the local economy, (2) an estimate of anticipated employment growth by job sector, (3) an estimate of employment land needs, (4) an inventory and maps of available industrial and commercial sites available in the Scio UGB area and (5) an assessment of community economic potential. The City coordinated the preparation of the Economic Development chapter with Tom Hogue, DLCDC’s Goal 9 specialist, and staff from the Oregon Employment Department, the Albany-Millersburg Economic Development Corporation and the Cascades West Economic Development District.

#### *OAR 660-009-0020 Industrial and Employment Development Policies*

Chapter 9 – “Economic Development” includes policies stating the economic development objectives for the planning area based on the local economic opportunities analysis. The potential for the City of Scio as an industrial center is limited by the size of community, lack of available industrial sites, the location of the Thomas Creek flood hazard areas and public water and sewer limitations. The City also concludes the community will see significant retail sales leakage to larger cities within easy driving distance.

The proposed economic development policies focus on the City's ability to maintain and revitalize its downtown business district and provide basic services to serve local residents. They also anticipate industrial employment growth will come from expansion of local industries.

*OAR 660-009-0025 Designation of Lands for Industrial and Other Employment Uses*

OAR 660-009-0025 requires cities to identify needed industrial sites and provide an adequate serviceable supply of industrial and commercial uses.

The Scio BLA and abbreviated economic opportunity analysis estimate the City will need less than 10 acres of buildable and serviced employment land to serve the 20-year planning population. The City has zoned an adequate supply of both commercial and industrial land to serve the anticipated need, but has expressed concern that changes to federal or state regulatory requirements for wetlands and flood plains may make some of the available sites unusable in the future. Therefore, one of the policies included in the plan document is to re-evaluate the available commercial and industrial sites every 5 to 7 years. If additional employment lands are needed, the City will need to look at a UGB expansion to add land outside the Thomas Creek flood hazard area and away from identified wetlands.

As a community of fewer than 1,000 residents, the City of Scio is not required to prepare either a Goal 11 public facilities plan or a Goal 12 transportation system plan.

*OAR 660-009-0030 Multi-Jurisdictional Coordination.*

The City coordinated the preparation of the Economic Development chapter with Tom Hogue, DLCD's Goal 9 specialist, and staff from the Oregon Employment Department, the Albany-Millersburg Economic Development Corporation and the Cascades West Economic Development District, which is the economic planning agency for Lane, Linn, Benton and Lincoln counties.

The City concludes the 2015 Scio Comprehensive Plan Update – Part 2 complies with Goal 9.

***GOAL 10 - HOUSING: TO PROVIDE FOR THE HOUSING NEEDS OF CITIZENS OF THE STATE.***

Chapter 10 "Housing" is included as a chapter in the 2015 Scio Comprehensive Plan Update – Part 2. Statewide Planning Goal 10 and OAR 660-008 require Oregon's cities to inventory the existing housing supply, assess housing needs and provide a 20-year supply of buildable residentially zoned land for future housing growth. The City must provide opportunities for the development of a variety of housing types at varying density, rent levels and cost ranges to meet the needs of the city's growing population. ORS 197.303 describes needed housing types which must be allowed in the city for owner and rental occupancy. They include:

- Attached and detached single-family and multi-family housing
- Manufactured homes on individual lots zoned for single family residential use
- Manufactured home parks
- Government assisted housing

Chapter 10 reviews existing housing characteristics in Scio, local, state and national housing trends, housing costs and affordability and estimated housing needs for the City through the year 2035.

The City of Scio is not required to comply with all of the Goal 10 housing requirements in ORS 197.296 because the city's population is less than 25,000 people. The City used the housing needs analysis process in OAR 660-008 as a guide in preparing Chapter 10. Chapter 10 includes the following subsections:

- 10.1 Scio's Small Town Character and Residential Neighborhoods
- 10.2 Housing Characteristics
  - 10.2.1 Owner-Occupied and Rental Housing
  - 10.2.2 Vacancy Rates
  - 10.2.3 Household Size and Composition
  - 10.2.4 Housing Density
- 10.3 Local, State and Regional Trends
  - 10.3.1 Scio Housing Trends from 1990 to 2015
  - 10.3.2 Local Issues that May Affect Housing Development in Scio 2015 to 2035
  - 10.3.3 National Housing Trends
  - 10.3.4 Scio and Linn County Demographic Trends and Housing Affordability
- 10.4 Forecast of Need Housing Units and Housing Mix

The Scio BLA shows the City has an adequate supply of buildable residential land for single family dwellings, manufactured homes and multi-family housing to serve the needs of the community through the end of the 20-year planning period in 2035. Part 2 of the 2015 Scio Comprehensive Plan Update does not change any residential plan designations or rezone any land for residential use.

The City spoke with representatives of the Linn-Benton Housing Authority to gather information on the number and type of assisted housing units in Scio and to discuss housing needs and affordability issues for Scio residents. The City incorporated housing assistance information from the websites of the Community Services Consortium and Willamette Neighborhood Housing Services into the narrative. After the January 27, 2016 public hearing, the Planning Commission recommended the City add a Fair Housing Policy to the Housing Goals and Policies section.

The City concludes the 2015 Scio Comprehensive Plan Update – Part 2 complies with Goal 10.

***GOAL 11 - PUBLIC FACILITIES AND SERVICES: TO PLAN AND DEVELOP A TIMELY, ORDERLY AND EFFICIENT ARRANGEMENT OF PUBLIC FACILITIES AND SERVICES TO SERVE AS A FRAMEWORK FOR URBAN AND RURAL DEVELOPMENT.***

The proposed 2015 Scio Comprehensive Plan Update – Part 2 does not address Goal 11 issues. The Public Facilities chapter of the Scio Comprehensive Plan will be updated in 2016 or 2017.

***GOAL 12 – TRANSPORTATION: TO PROVIDE AND ENCOURAGE A SAFE, CONVENIENT AND ECONOMIC TRANSPORTATION SYSTEM.***

The proposed 2015 Scio Comprehensive Plan Update – Part 2 does not address Goal 12 issues. All of the arterial and collector streets in the City of Scio are under the jurisdiction of ODOT (Hwy 226) and

Linn County. The Transportation chapter of the Scio Comprehensive Plan will be updated in 2016 or 2017 after Linn County completes its 2015-2016 update of the Linn County Transportation System Plan.

***GOAL 13 - ENERGY CONSERVATION: TO CONSERVE ENERGY.***

The proposed 2015 Scio Comprehensive Plan Update – Part 2 includes a new Chapter 13 on Energy Conservation.

Goal 13 encourages cities to plan future land uses in a manner that encourages energy conservation and the efficient use of energy resources. As a small community, the City of Scio has little involvement in state, regional or national energy policy development and implementation. However, its citizens, businesses and governmental entities are energy consumers, who make daily choices about energy use and consumption.

The City staff met with representatives from Pacific Power and Northwest Natural Gas to discuss both utility company policies that may impact economic development and/or energy conservation measures. The City reviewed ODOE’s 10-Year Energy Action Plan and Northwest Power Planning Council action plans and identified programs provided by the Energy Trust of Oregon. New energy conservation goals and policies are included in the plan update.

The City concludes the 2015 Scio Comprehensive Plan Update – Part 2 complies with Goal 10.

***GOAL 14: URBANIZATION: TO PROVIDE FOR AN ORDERLY AND EFFICIENT TRANSITION FROM RURAL TO URBAN USE.***

Map LU-1, the Scio Comprehensive Plan map, is included on page 16 in Chapter 4 “Land Use” of the 2015 Scio Comprehensive Plan Update – Part 1. The City reviewed the original 1981 plan and discovered two discrepancies between the Urban Growth Boundary that was adopted and acknowledged in 1981 and the UGB line shown on Map LU-1 and Map LU-2 in the 2015 Scio Comprehensive Plan Update – Part 1. The City concludes these two maps need to be corrected. See discussion under Goal 2. No other changes are proposed to the Scio UGB.

The February 2015 Scio BLA concludes the City has an adequate supply of buildable land inside the community and there is not a need to expand the UGB at this time.

The narrative in Chapter 14 “Urbanization” has been rewritten with revised urbanization goals and policies. The revised narrative identifies several factors which may impact the amount and suitability of available net buildable land:

1. Flood Hazards: A large share of the land area outside the existing Scio UGB is located within the Thomas Creek flood plain and is susceptible to shallow flooding on a regular basis. Maps NR-8 and NR-9 in Chapter 5 “Natural Resources” show the Thomas Creek and Peters Ditch flood hazard areas and land that was affected by the January 2012 flood event. The City anticipates regulatory changes in the Federal Emergency Management Agency’s National Flood Insurance Program (NFIP) may either restrict future urban density development on the lands within the Thomas Creek flood plain or new flood proofing requirements may make it too costly to convert properties located in the flood plain from rural residential and agricultural uses to urban uses.

2. Wetlands: The City's local wetlands inventory identifies a number of locally significant wetlands located near Peters Ditch and unnamed drainage channels in the northwest portion of the Scio UGB. The City anticipates other wetlands exist outside the adopted local wetlands inventory study area to the east and west of the City near these waterways. The City's zoning ordinance requires wetlands to be protected and preserved.
3. Thomas Creek and Peters Ditch Riparian Corridors: The City has not completed a Goal 5 inventory and assessment of these riparian areas, but anticipates a completed riparian inventory will conclude the City needs to adopt riparian protection measures.
4. Water Quality and Endangered Salmon and Steelhead: Thomas Creek has been identified as an essential habitat for endangered winter steelhead and spring Chinook salmon. Plans for the recovery of these two fish species are being developed by federal agencies. Habitat protection will be a cornerstone of federal, state and local salmonids recovery programs.

These concerns and 2015 legislative changes governing UGB amendments, led the City to modify its urbanization goals and policies. The City has modified all of the existing urbanization policies and added two new policies regarding UGB amendments:

- |              |   |
|--------------|---|
| Policy URB-7 | UGB Expansion to the South. This new policy recommends UGB expansion be directed to the south away from flood hazards and wetlands.   |
| Policy URB-8 | UGB Review. Policy URB-8 calls for a review of buildable land inside the Scio UGB every 5 years. It appears the City has an adequate 20-year supply of residential land served with public facilities. However, the City has concerns it may not have an adequate supply of buildable employment lands if flood hazard, wetlands or riparian corridor regulations change. |

The City finds the 2015 Scio Comprehensive Plan Update – Part 2 complies with Goal 14.





# *City Of Scio, Oregon*

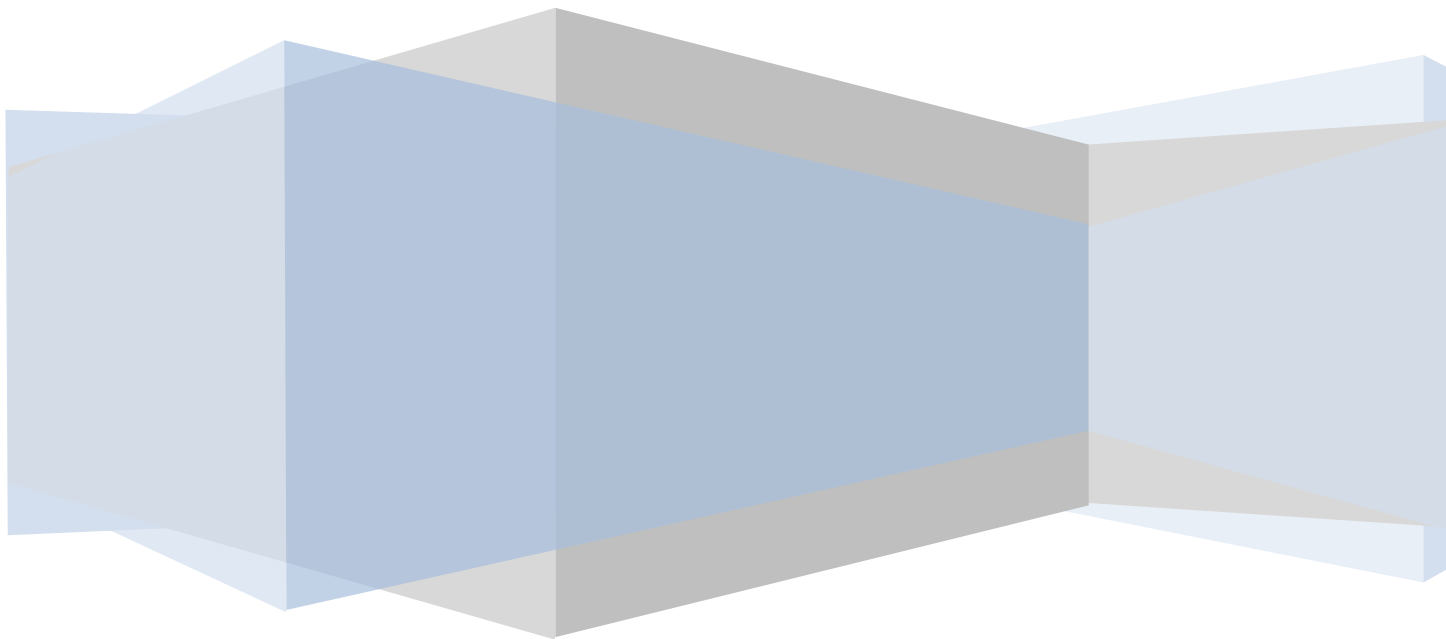


## **Exhibit “B”**

### ***Scio Comprehensive Plan Update (Part 2)***

# **Scio Comprehensive Plan Update - Part 2**

**Adopted March 14, 2016**





# **CITY OF SCIO**

## **COMPREHENSIVE PLAN**

### **2015 Update**

#### **Adopted by the City of Scio**

Part 1:	Ordinance No. 600	Adopted April 13, 2015
Part 2:	Ordinance No. 603	Adopted March 14, 2016

Acknowledged by the State of Oregon  
Land Conservation and Development Commission and  
Department of Land Conservation and Development

Scio Comprehensive Plan Acknowledgment Date	September 24, 1981
Periodic Review Acknowledgment Date:	July 14, 1992
2015 Scio Comprehensive Plan Update -- Part 1	April 13, 2015
2015 Scio Comprehensive Plan Update – Part 2	March 14, 2016

**Final Documents will be compiled in April 2016**



# CITY OF SCIO

Incorporated 1866

## Mayor

Chadd Weaver

## City Council

Wolfgang Borchard  
Tom Gray  
Debbie Nuber

Joey Ferguson  
Thomas McDaniel  
Carolyn Nunn

## Planning Commission

Chair: Cliff Wooten

Beau Buganski  
Nicole Meuret  
Richard Meuret

Nicole Buganski  
Ron Loewen  
Rebecca Renninger

## City Staff

City Manager  
Administrative Assistant  
Librarian  
Public Works Director  
City Attorney

City Engineer

Planning Consultant

Virginia Griffith  
Cathy Martin  
Lavonne Murray  
Robert Waller  
John "Tre" Kennedy  
The Morley Thomas Law Firm  
Jon Erwin, PE,  
Erwin Consulting Engineering, LLC.  
David W. Kinney





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- A. Scio Urban Growth Boundary and Policy Agreement Between the City of Scio & Linn County
- B. Linn County Ordinance No. 80-242 Adopting the Scio Urban Growth Boundary
- C. Scio Resolution Adopting the Scio Urban Growth Boundary
- D. Scio Ordinance 600 Adopting the 2015 Scio Comprehensive Plan Update (Part 1)
- E. Scio Ordinance 603 Adopting the 2015 Scio Comprehensive Plan Update (Part 2)
- F. Comprehensive Plan Maps – Full Page .pdf prints of all maps

## ACKNOWLEDGMENTS

The *Scio Comprehensive Plan Update* was prepared during 2014 and 2015 by the City of Scio's Planning Consultant David W. Kinney and Cathy Martin, Administrative Assistant for the City of Scio. The City gratefully acknowledges the participation of the following people who contributed to the development and review of the comprehensive plan document.

### **Scio Planning Commission Members**

The Scio Planning Commission served as the City's Citizen Involvement Committee to update the plan. In addition to those Planning Commissioners listed on the cover page, there were other members of the Planning Commission who were integral partners in the development of the updated goals and policies and in the overall review, editing and drafting of the comprehensive plan document. Several long time members of the Scio Planning Commission completed their terms of office or left the Planning Commission before the comprehensive plan update was completed. The City thanks each of them for their contributions.

Wolfgang Borchard

Michael Ennis

Linda Minten

Carolyn Neve

Mary Van Agtmael

### **Linn County Geographic Information System (GIS) Staff**

The City of Scio extends special appreciation to Scott Valentine and Steve Barnett with the Linn County Geographic Information Systems Department for compiling all of the updated land use data that is included in Chapter 4 "Land Use" and Chapter 10 "Housing" and for preparing all of the maps included in the *Scio Comprehensive Plan Update*.

### **Department of Land Conservation and Development**

Ed Moore, South Willamette Valley Regional Representative, State of Oregon Department of Land Conversation and Development (DLCD) patiently worked with the City staff and consultants throughout the plan update. He edited the plan and provided advice and counsel to ensure the *Scio Comprehensive Plan Update* complies with statewide planning goals, Oregon Administrative Rules and state statute.

**PLAN AMENDMENT PROCESS:**

**PART 1 – Adopted April 2015**

- Chapter 1 Introduction & Overview of Plan
- Chapter 2 Citizen Involvement
- Chapter 3 Demographics and Population Forecasts
- Chapter 4 Land Use w/ Buildable Lands – Update w/ DATA from Linn GIS
- Chapter 5 Natural Resources
- Chapter 6 History

**PART 2 – Adopted March 2016**

- Chapter 7 (Reserved for Future Expansion)
- Chapter 8 Parks and Open Space
- Chapter 9 Economic Development
- Chapter 10 Housing
- Chapter 13 Energy Conservation
- Chapter 14 Urbanization

**PART 3 – Future Chapters**

- Chapter 11 Public Facilities
- Chapter 12 Transportation
- Appendices

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## Chapter 8 Parks and Open Space

Local parks, natural areas, recreational facilities and open spaces are a part of the urban form that makes a small town unique. They provide venues for community events. They create opportunities for residents and visitors to interact with each other, play, make friends and create memories. These public gathering spaces may be the site of a family picnic, a parade, a Friday night football game, a quiet walk with the dog along a creekside trail, a reflective moment at the veteran’s memorial, a place to view the beauty of fall colors or listen to the rustle of leaves. Public parks and open spaces are essential elements of a livable community.

As Scio grows in the next two decades, the city will upgrade existing public places. Community leaders will invest in parks, trails and open spaces to serve a growing population. This chapter reviews Scio’s existing parks and recreation facilities and provides goals and policies to guide development through the year 2035.

### **8.1 Statewide Planning Goals related Parks and Open Space**

Each city in Oregon is required to provide land for public uses, protect natural resources, plan for the development of parks and open spaces, and provide recreational opportunities for local residents and visitors. Statewide planning goals Goal 2-“Land Use”, Goal 5-“Natural Resources”, Goal 8-“Recreational Needs” and Goal 12-“Transportation” each have elements in their goals, implementation policies and administrative rules that must be considered by local officials when planning for local parks and recreational opportunities.

#### **Goal 2: Land Use Planning:**

Public uses, including school facilities, recreational fields and street rights-of-way comprise 33.7% of all land uses in Scio. Goal 2 requires the City to plan for all types of land uses including the provision of an adequate supply of land for public purposes. The Scio Comprehensive Plan map and Zoning Map include a Public “P” plan designation and zone which are used to regulate existing public uses and preserve publicly owned properties for public uses. The City anticipates that 25% of the buildable land in the Scio UGB will be used for public purposes.

#### **Goal 5: Natural Resources, Scenic and Historic Areas and Open Spaces:**

The purpose of Goal 5 is “*To protect natural resources and conserve scenic and historic areas and open spaces.*” Cities are required to adopt plans to protect natural resources and conserve scenic, historic and open space resources. Chapter 5 “Natural Resources” of the *Scio Comprehensive Plan* addresses Goal 5 requirements and focuses on the protection of wetlands, groundwater resources and riparian corridors along Thomas Creek and Peters Ditch. Chapter 6 “Cultural and Historic Resources” of the plan addresses historic and cultural resources.

### **Goal 8: Recreational Needs:**

The purpose of Goal 8 is *“To satisfy the recreation needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.”* Local governments are required to plan for parks and recreational facilities in coordination with private enterprise, non-profits, state and federal agencies. Parks and recreational facilities should be planned for and developed in such quantity, quality and locations consistent with the availability of resources.

Under Goal 8 cities are recommended to:

- inventory recreation needs,
- identify recreation opportunities,
- coordinate parks and recreation plans with other agencies,
- coordinate with the Statewide Comprehensive Outdoor Recreation Plan (SCORP),
- consider energy consequences of facility development, and
- encourage the use of non-motorized recreational activities.

Local governments planning for the development of new parks and recreation facilities or redevelopment of existing facilities are encouraged to give priority to:

- recreation needs in high population areas,
- users with limited mobility and finances,
- maximize the conservation of energy in the transportation of people to parks and recreation facilities and also in the use of energy in the facility,
- minimize environmental deterioration,
- provide recreational facilities to the public at nominal costs, and
- meet the needs of visitors to the state.

Goal 8 encourages local governments to adopt measures to finance and acquire park and recreation facilities. Cities are encouraged to consider various techniques for land acquisition including, but not limited to, fee simple site acquisition, conservation easements, development rights acquisition and subdivision park land dedication.

### **Goal 11: Public Facilities and Goal 12: Transportation:**

Goals 11 and 12 and the accompanying administrative rules in OAR 660-011 requires cities larger than 2,500 persons to prepare and adopt public facility plans and OAR 660-012 requires cities to prepare and adopt transportation system plans. Facility plans include (1) an assessment of the existing facilities, including deficiencies and needed improvements; (2) assessment of vulnerability to natural hazards; (3) updated system-wide facility maps; (4) timing of when public facility improvements will be needed; (5) cost estimates; (6) a prioritized capital improvements list (5-7 year list) and (7) a financing plan listing potential local, state and federal funding sources and opportunities. As a city under 2,500 people Scio is exempt from most of the public facility planning requirements. The transportation planning rule, division 12, requires

cities to plan for all types of transportation facilities including multi-purpose paths and trails which serve a recreational and transportation purpose.

The City is encouraged to prepare and adopt a parks master plan that generally complies with statewide planning goal requirements. The adoption of a parks master plan will enable the City to effectively compete for grants from the Oregon Parks Department, Oregon Department of Transportation and foundations.

## **8.2 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP)**

The Oregon Parks and Recreation Department (OPRD) prepares a statewide comprehensive outdoor recreation plan every five years. In 2008, OPRD released the 2008-2012 SCORP and in 2013, the 2013-17 SCORP. Local park plans are encouraged to be consistent with the statewide comprehensive outdoor recreation plan.

OPRD has a key role in planning, conducting research and providing guidance to local governments and private recreation providers on contemporary parks issues. The SCORP enables Oregon to qualify for funding from the U.S. Land and Water Conservation Fund (LWCF), a federal program established in 1964 to create parks, preserve open spaces and wildlife habitats, and enhance recreational opportunities. The LWCF allots federal grant money to states, which in turn, provides grants to local parks and recreation agencies. To qualify for an LWCF federal appropriation, a state must complete a SCORP study every five years. The plan also provides guidance for other OPRD-administered grant programs including the Local Government, County Opportunity and Recreational Trails grant programs.

### **SCORP Research and Findings:**

The 2008 SCORP summarizes demographic changes in Oregon during the 1990's and 2000's, describes how Oregonians use parks and recreational facilities and reviews national and statewide recreation trends. The 2008 SCORP recommends local recreation providers adapt to four significant trends on how Oregonians recreate and use public parks facilities. Those trends are: (1) fewer Oregon youth are learning and using outdoor skills, (2) Oregon's rapidly aging population will generate different demands on parks and recreation facilities; (3) Oregon is increasingly diverse, and (4) there is an overall physical activity crisis in the state.

In 2013, OPRD released the 2013-2017 SCORP. It includes a wealth of research data about the recreational activities, desires and needs of Oregonians. The 2013 SCORP includes results of a 2011 Oregon State University survey of almost 9,000 Oregon residents (*Oregon Resident Outdoor Recreation Demand Analysis*) and another survey of parks and recreation service providers that identifies park facility priorities and funding needs through 2020. The updated 2013 SCORP also provides guidelines for local governments on parks facility standards, development and maintenance of sustainable parks and a tool-kit for the development of local parks and recreation facility plans.

## **Outdoor Recreation Trends:**

### **1. *Oregon's population is rapidly aging.***

By 2030, 20% of Oregon's population will be over the age of 65. The 2000 US Census showed 12.4% of Oregonians were senior citizens (age 65+). The percentage of seniors increased to 13.9% in 2010 and 16.0% by 2014.<sup>1</sup> With an aging population comes health and economic challenges. Parks and recreation providers play a key role in providing opportunities for senior citizens to maintain good health, through such activities as walking, biking or active participation in outdoor leisure sports and recreational programs.

The 2013 SCORP report presents several findings regarding the recreation activities and needs of senior citizens. Seniors have a strong desire to stay physically active and engaged with their community.

- a. Walking was the top physical activity for respondents age 40-79.
- b. Senior citizens engage in nature viewing, bird watching and RV/tent camping.
- c. Increasing participation rates in active outdoor recreation such as camping, biking, and water oriented activities.
- c. Survey respondents want clean and well-maintained parks, walking/hiking trails close to home, and more free-of-charge recreational opportunities.
- d. Retirees are willing to volunteer their time and expertise, but are not always sure how or where they can volunteer in the local community.

Local parks and recreation agencies can provide facilities which enable older Americans to stay physically active and provide opportunities for citizens to volunteer their time. Studies show that volunteering helps older adults maintain physical and mental health. More effort is required to convey information to senior citizens about close-to-home volunteer opportunities.

### **2. *Few Oregon youth are learning outdoor skills.***

Although Oregon has abundant natural resources and opportunities to recreate outdoors, youth are gravitating towards an indoor virtual reality, whether from surfing the Internet, using social media, or playing video games. Compared to prior studies, the 2013 SCORP data shows that participation in outdoor recreation opportunities such as camping, fishing, and hunting has dramatically decreased. National and statewide surveys forecast this trend will continue. Health professionals agree it is important for youth to be engaged in outdoor activity. Research has shown that adults have a greater chance of being physically active in adulthood if they participated in outdoor recreation when they were young.

Parent and youth surveys conducted as part of the 2008 SCORP study revealed parents believe their children should spend more time outdoors. The study found there are certain factors that

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<sup>1</sup> *Oregon Demographic Trends*, Office of Economic Analysis, Oregon Department of Administrative Services, State of Oregon, December 2012 and U. S. Bureau of the Census, American Community Survey, Annual Estimates of Resident Populations, 2010 and 2014.



limit youth participation in outdoor activities: lack of information about available recreational opportunities and the cost to participate (especially for low-income families). The survey of Oregon's youth found they are most interested in being able to play outdoor field games, followed by biking and camping. Oregon's youth are aware the state has extensive year-round outdoor recreation opportunities and expressed a desire for more opportunities to play or recreate outdoors in small groups or with friends. Recreation activities of interest ranged from fishing, hiking and river tubing in the summer to skiing and sledding in the winter. Despite the expressed interest, the actual participation rates in these outdoor activities are declining.

The SCORP concludes that providing fun and engaging outdoor activities to Oregon's youth will help to reestablish a foundation that has been symbolic to Oregon's history. Active involvement in outdoor recreation builds a personal connection between the individual and the environment that grows more important as the individual grows older. To help reverse the declining levels of youth participation in outdoor recreation activities, public and private parks and recreation providers need to develop opportunities that draw families and youth out of homes and into nature. The SCORP offers several recommendations to local and regional recreation agencies:

- a. Inventory the local private, non-profit, and governmental family and youth facilities/programs and assess whether they are appropriate for today's youth.
- b. Develop relationships with the above facilities/programs to ensure they are running at their highest potential. It is possible that more information is needed to increase awareness about the opportunities, including low-cost or free options that all families can afford. Extol the importance of developing outdoor skills and maintaining physical activity.
- c. Strive to make sure outdoor public spaces are safe for youth and families.

### ***3. Oregon is becoming increasingly diverse.***

The share of Oregon's population that is Hispanic, Asian, and African-American will grow from 13% in 2000 to 22% in 2020. SCORP research has shown that non-white groups are less likely than whites to participate in outdoor activities and forego the many health and social benefits that outdoor recreation can offer.

As the minority populations grow in number, there is a need for a greater understanding of the factors that limit the number of Hispanic, Asian, and African-American community members who visit park and recreational facilities. The SCORP study included surveys mailed to a random sample of Hispanic and Asian households to gather information about the respective group's recreational needs and concerns. The factors that led to spending fewer days participating in outdoor activities than whites were lack of information (such as knowledge of age/gender-appropriate programs), safety concerns, and the costs to participate. The survey did show an interest in outdoor recreation if these constraints were overcome.

OPRD conducted focus groups that centered on the opportunities and constraints of increasing outdoor activity among non-white groups. Their recommendations to local governmental and recreational agencies are:



- a. Develop recreational facilities that are large enough to host extended families. This is especially important for picnic facilities.
- b. Recruit a diverse staff and establish relationships with trusted community leaders that can help enhance awareness of regional opportunities to respective groups. Some of their ideas might be to include non-English languages in pamphlets and website that target overlooked groups or create age/gender appropriate recreation teams.

#### **4. *More Oregon residents are becoming physically unhealthy.***

Oregon's population has become unprecedentedly obese. This can be correlated with the declining rates of physical activity. Health effects from obesity are significant; overweight and obese individuals have a higher incidence of chronic diseases such as coronary heart disease and type-2 diabetes. The health costs of being physically inactive and not maintaining a good diet are not just limited to physical well-being, as mental illnesses such as depression have increased as well. These findings are given a firmer foundation when it is noted that a greater number of Oregonians (56%) are physically active and have lower rates of chronic diseases than sedentary adults (44%).

There is good news in the SCORP findings that counteract the national and state trend towards increasing physical malaise. The study reports that *“Public facilities such as trails, swimming pools and parks that are conveniently located have been found to be positively associated with vigorous physical activity in a number of studies, among both adults and children.”*

Regions of the state that have more hiking or urban trail miles per household had higher rates of physical activity among the local population. This finding was from the October 2007 report from Oregon State University, *“Health and Recreation Linkages in Oregon: Physical Activity, Overweight, and Obesity”*. The report also stated health benefits accumulate quickly as the movement towards physical activity begins, and even obese residents who maintain levels of activity have lower morbidity and mortality than normal weight individuals who have a lower physical activity regime.

The state encourages local parks and recreation providers to focus on providing recreational facilities that can positively influence increased physical activity to the population, in order to help decrease rising obesity and health costs in Oregon. One of the roles a small city can play is to support an environment that is healthful to residents and visitors and limits stress-inducing factors that beleaguer the population. Local plan policies may:

- a. Promote physical activity by developing pedestrian and bicycle paths through local parks and open space that are close to home.
- b. Develop a variety of recreation facilities, equipment and features to entice various users to use local parks as a destination, no matter the occasion or circumstances.
- c. Market to at-risk groups. Provide information on the presence of existing trails, parks and recreation facilities and promote the health benefits of regular outdoor exercise.

These trends reflect how Oregon has been changing over the last decade and it is important for *Scio's Parks Master Plan* to bring into focus how the City can aid in solving inherent challenges that come with an aging population, declining youth outdoor activity, diversifying demographics, and rising rates of obesity.

### **2013-2017 SCORP “ENSURING OREGON’S OUTDOOR LEGACY”**

In 2013, OPRD adopted a new five year Statewide Outdoor Recreation Plan entitled “*Ensuring Oregon’s Outdoor Legacy*.” The 2013-2017 SCORP is the current five-year plan for Oregon outdoor recreation. The plan provides an overview of the role and responsibilities of federal, state, and local providers of recreational facilities and services. Local providers are identified as county, municipal, special district, school and private sector.

The 2013 SCORP states the mission of local recreation providers should be to provide natural areas, parks and recreation facilities, services and programs to meet the needs of the population it serves. As a small city, Scio does not have the staffing and resources to provide recreational programs and services. However, it can focus on providing quality park facilities such as neighborhood parks, bicycle and walking trails, playgrounds and sports fields. The City can also support local schools, the Scio Youth Club, the Lamb and Wool Fair and other non-profit organizations that provide or sponsor recreational programs for area youth and adults.

**Mission of the  
City of Scio as a  
Local Recreation Provider**

**To provide natural areas, high quality park and recreation facilities, services and programs that meet the needs of the diverse population it serves.**

The 2013-2017 SCORP provides survey data on outdoor recreation use by Oregonians and recent recreational trends. Based on the data, the SCORP provides policy guidance to the state’s recreation providers on how to plan for and address recreational needs of Oregonians in the next ten years. It recommends cities and counties adopt park and recreation plans and policies that address Oregon’s current recreational needs and identified priorities.

The SCORP- “*Ensuring Oregon’s Outdoor Legacy*” can be found at the OPRD website: [http://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018\\_SCORP/2013-2017\\_Oregon\\_SCORP.pdf](http://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018_SCORP/2013-2017_Oregon_SCORP.pdf)

During the preparation of the 2013-2017 SCORP, OPRD surveyed almost 9,000 Oregonians to identify their recreational activities and priorities and then tabulated the results on both a statewide and a county-by-county basis. Survey respondents identified the values and benefits of services delivered by Oregon’s park and recreation providers. The highest rated values and benefits were: (1) improving physical health and fitness, (2) making the local community a better place to live, and (3) preserving open space and the environment.

#### **1. Linn County Survey Results**

OPRD surveyed public recreation providers and Oregon residents in 2011. Two survey instruments were used for recreation providers: the first survey was for entities which provide recreational facilities and services inside urban growth boundaries and the second survey for agencies that provide recreational facilities and services in rural areas. Agencies were asked to

identify the highest priority needs for funding “close to home” recreation facilities during the next five years.

Oregon residents were asked a similar question. Residents were asked to rate 17 recreational priorities using the question: *What should local parks and forests in or near your community invest in? For each of the following amenities [17 were listed], please indicate the level of priority for future investment.* Both surveys used a rating of 1 to 5, with a rating of 5.0 indicating a high priority and 1.0 indicating a low priority. The following table shows the compilation of results of the highest priorities for Linn County.

**Table P-1  
2011 SCORP Survey Results  
Recreation Provider and Oregon Resident  
Recreational Facility Priorities in Linn County**

Public Recreation Provider Survey Linn County Recreation Providers		Oregon Resident Survey Results Linn County Resident Responses	
Close to Home Priorities	Score	Needed Recreation Facility	Score
Children’s playgrounds	4.1	Soft Surface walking trails	3.8
Children’s natural play areas	3.6	Public access sites to waterways	3.7
Group day use facilities	3.3	Children’s natural play areas	3.4
		Small group picnic shelters	3.4

The priorities of residents in Linn County were similar to the priorities of all Oregonians, with a few minor exceptions. The top priorities from the statewide results were:

- Soft surface walking trails.
- Public access to waterways.
- Nature and wildlife viewing areas.
- Playgrounds with natural play materials
- Picnic areas for small groups
- Off-street bicycle trails.

**2. Statewide Issues Facing Parks and Recreation Providers: Funding and Sustainability**

Another key finding of the 2013-2017 SCORP is that “*Funding maintenance of existing parks and recreation facilities and funding for the construction and development of new parks and recreation facilities*” poses a major challenge to local parks and recreation providers. Parks and recreation providers and OPRD identified the following issues confronting them during the next ten years:

- a. Provide adequate funds for routine and preventative maintenance.
- b. Fund major rehabilitation of parks and recreation facilities that are at the end of their useful life.

- c. Add recreational trails and trail connectivity between parks and communities.
- d. Recognize and strengthen park and recreation role in increasing physical activities in Oregon’s population.
- e. Recommend a standard of sustainable park practices for outdoor recreation providers.

OPRD used these issues to develop application and funding guidelines for various grant programs including the Local Government Grants Program and Recreational Trails Grant programs. As cities look at their existing park facilities and plan for future park improvements, they will be expected to incorporate best management and sustainable management practices so that they can continuously maintain high quality park facilities.

### **8.3 Federal, State and Linn County Parks**

The City is fortunate to be located within a one-hour drive of federal, state and county recreation sites that are located near the North Santiam River, South Santiam River, federally managed reservoirs and within the Willamette National Forest.

The North Santiam Canyon from Lyons east to the Santiam Pass has a wealth of local, state and federal parks and recreation sites. Beginning with Linn County’s John Neal regional park a traveler headed east on Oregon Hwy 22 encounters a wide variety of passive and active recreational sites every few miles. North Santiam State Park, BLM’s Fisherman’s Bend campground, Detroit Lake State Park, Marion County and BLM day use parks along the Little North Fork and the main stem of the North Santiam River all serve local residents and visitors. These parks include developed campgrounds, the Opal Creek wilderness area, waysides, small riverside recreation sites, boat launches, forest lands, natural areas and winter recreation sites.

Scio’s residents benefit from the close proximity of these facilities and the multitude of outdoor recreation opportunities they provide. To the south and east of Lebanon and Sweet Home, the South Santiam River corridor offers a similar variety of parks near Foster Reservoir, Green Peter Reservoir and inside the Willamette National Forest.

Linn County’s has a well-developed regional park system with over 1,350 acres of park land with many of them within a one-half hour drive of Scio. These parks are designed to serve the needs of Linn County residents.

The *Linn County Parks and Recreation Master Plan* (Linn County Parks Department, prepared by MIG, Inc, January 2009) sets forth the County’s vision: *to provide a diversity of parks and recreation opportunities that support a healthy community, protect the natural environment, and enhance quality of life for all residents.*

Linn County anticipates it will achieve its vision for the county’s parks and recreation facilities by focusing on the following desired outcomes:

**Linn County Parks Vision**

**Provide a diversity of parks and recreation opportunities that support a healthy community, protect the natural environment, and enhance quality of life for all**

- Promote health and wellness
- Provide diverse opportunities
- Protect natural and historical resources
- Achieve financing stability
- Develop community partnerships
- Reinvest in existing parks and recreation facilities.<sup>2</sup>

## 1. Existing Linn County Park Facilities:

The County Parks Department has several park facilities in the north end of Linn County. They include two regional parks, the Buell-Miller, Lyons/Mehama and Stayton boat ramps, and an undeveloped site just north of the City of Scio.

- a. John Neal Park (Lyons): A 27.6 acre camp-ground with 36 camp sites, a group picnic area and day-use picnic facilities situated next to the North Santiam River in Lyons. John Neal Park is 16 miles east of Scio. This park is a regional facility that serves recreation needs of all residents of Linn County.
- b. Roaring River Park: A 27.9 acre park with three group picnic areas, day-use picnic facilities, hiking trails and fishing pond located adjacent to Roaring River. The Oregon Department of Fish and Wildlife operates the nearby Roaring River Fish Hatchery for rainbow trout, summer and winter steelhead. Roaring River Park is 11 miles southeast of Scio. Linn County intends to prepare a redevelopment plan for this park by 2020. The park will continue to function as a day use park, but the County anticipates it will upgrade the amenities to the public. Potential improvements include redeveloped trails, improved playgrounds, multi-use sports fields and courts to make park more attractive for family gatherings. Special uses and group uses will be evaluated in the planning process.
- c. Larwood Wayside: Larwood Wayside is located at the junction of Crabtree Creek and Roaring River. The wayside includes the historic Larwood covered bridge and water wheel, a small picnic site and a popular swimming hole. Larwood Wayside is 10.5 miles southeast of Scio.
- d. Boat Ramps: Two boat ramps provide access to the North Santiam River and are accessed from the Stayton-Scio Road, 5 and 8 miles north of Scio. The Lyons-Mehama boat ramp is located on the south side of the North Santiam River bridge on Hwy 226 in Lyons, 16 miles east of Scio.
- i. Thomas Creek Site (outside Scio): In 2015, Linn County purchased a 5-acre site just north of Scio on Stayton-Scio Road with frontage on the west side of Thomas Creek. The property was acquired because it had suffered repetitive flood insurance losses. Consequently, deed restrictions require the site to be

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<sup>2</sup> Linn County Parks and Recreation Master Plan, Linn County Parks Department, prepared by MIG, Inc. page ii.



used for parks and open space and limits development to ensure flood waters can flow through the site. A hydraulic analysis will be needed prior to any excavation, fill or grading. New structures must be flood-proofed and cannot increase the base flood elevation. The Linn County Parks Department does not have any immediate plans for the use of this site and will look to the Scio community to provide recommendations. Potential uses could include leaving the site as an undeveloped wayside and day-use access to Thomas Creek or minimal development with picnic area and a small restroom facility.<sup>3</sup>

**Map P-1**  
**Existing Linn County Parks in North Linn County**



Map from Linn County Parks and Recreation Master Plan, p. 87  
courtesy of the Linn County Parks Department

<sup>3</sup> Interview w/ Brian Carroll, Linn County Parks Director, December 1, 2015.

## 2. County-wide Recreation Trends and Park Facility Needs

In a 2015 interview with the City of Scio staff, Linn County Parks Director Brian Carroll identified several county-wide recreation trends, opportunities and park facility needs.




- **River Recreation.** Recreation use on both the North Santiam River and South Santiam River is expected to increase as more boaters, kayakers, fisherman and rafters take advantage of the available public access. The County anticipates it will acquire and improve public access points to these two rivers.
- **Family and Large Group Gatherings.** The demand for large group recreation facilities is increasing as the demographics of the state changes. Community groups and extended families, such as Hispanic and Russians, actively use Linn County's regional parks and local community halls. Linn County and its cities will be expected to provide group picnic areas, multi-use sports fields, playground and outdoor recreation venues.
- **Multi-Purpose Fields and Sports Facilities.** Youth, high school and adult soccer programs have grown rapidly in the State of Oregon. Organized youth t-ball, softball and baseball leagues are constantly looking for practice and game fields. Sports such as field hockey, ultimate Frisbee, disc golf and lacrosse are expected to grow. Community access to existing public school athletic facilities will become more limited due to concerns with security and the increasing use of these facilities by middle-school and high-school sports programs. Partnerships will be needed between cities, county, and school districts to plan for and provide multi-use sports fields and facilities.
- **Special Event Venues.** The Linn County parks staff is receptive to the County owning and developing a special event site near one of the County's small cities, if they can reach an agreement with a local city or non-profit organization for development, management and maintenance of the property. If located close to a city, the site could include a festival grounds plus more urban amenities such as sports facilities, group shelters and play areas.
- **Pedestrian and Multi-Use Trails:** Linn County parks staff encourages its cities to plan for greenways, linear parks and trails to enhance recreation opportunities and enhance livability and adopt development requirements to provide these facilities. They note that unless planning is initiated prior to development or redevelopment, the opportunities to develop connecting trails from residential neighborhoods to schools, business areas and community facilities may be lost. Linn County staff also referenced research provided by the Rails to Trails Conservancy finds security concerns about personal safety, security and vandalism are overstated.



## 8.4 Existing Parks, Recreational Facilities and Open Spaces



The City of Scio has a surprising variety of school recreational facilities, non-profit event and meeting halls, and some open spaces. The City of Scio has several pocket park venues but does not have either a community park or developed playground in a neighborhood park.

**Table P-2  
Public Parks and City Facilities in Scio, Oregon**

	Park	Location	Owner	Size (Acres)	Type of Park	Facilities
1	 Chapin Park	NE 1 <sup>st</sup> Ave	City	0.34	Pocket	2 picnic tables, gravel parking area (6 cars), raceway overflow, Thomas Creek overlook.
2	 Bates Park	NW Beech & NW 3 <sup>rd</sup>	City	0.14	Pocket	1 picnic table; 1 bench, lawn & sequoia tree,
3	 Thriftway – N. Main St. Alley	Thriftway N. Main	City	0.05	Pocket	Green space w/ mini-covered bridge, picnic table, Adirondack chair
4	 Veterans Memorial Park	SE 1 <sup>st</sup> & Hwy 226	City	0.08	Pocket	Veterans Memorial;

	Park	Location	Owner	Size (Acres)	Type of Park	Facilities
5	 Thomas Creek Estates Park	SW 2 <sup>nd</sup> Ave	City	1.61	Neighborhood	1 picnic table, 1 bench and lawn area; Thomas Creek riparian corridor;
6	Wayside Park Area	Stayton-Scio Rd.	Linn County	5.44	Rural Wayside	Undeveloped site with direct access to Thomas Creek
7	Hamilton Way	Hamilton Way & Jefferson-Scio Drive	Linn County	2.65	ROW	Undeveloped – old right of way

**Table P-3  
School and Non-Profit Recreation Sites and Facilities  
In Scio, Oregon**

	Park Name	Location	Owner	Size (Acres)	Type	Facilities
1	 Centennial Elementary School	NW 1 <sup>st</sup> Ave	Scio School District	4.51	Playground & Athletic Fields	Baseball field (MS); Football/Soccer field (MS); play structure; jungle gym; 2 softball field / little league fields; Swings (14); 1 basketball court/tennis court (no nets).
2	Scio Middle School	NW 1 <sup>st</sup> Ave	Scio School District	1.01	Playground & Athletic Fields	2 basketball courts; softball/baseball field; grass area; Swings (6);
3	Scio High School	Stayton-Scio Rd.	Scio School District	11.30	Athletic Fields	Football Stadium & Track; Varsity baseball field; Varsity softball field.
4	 Lamb & Wool Fair site	NE 1 <sup>st</sup> Ave	Lamb & Wool Fair	0.43	Event Grounds	Carol Bates Memorial Stage, Show Arena, Lamb & Wool Fair grounds
5	Buckaroo Grounds	Gilkey Rd.	Scio Buckaroos	6.68	Event Grounds	Outdoor Horse Arena, concessions and several outbuildings

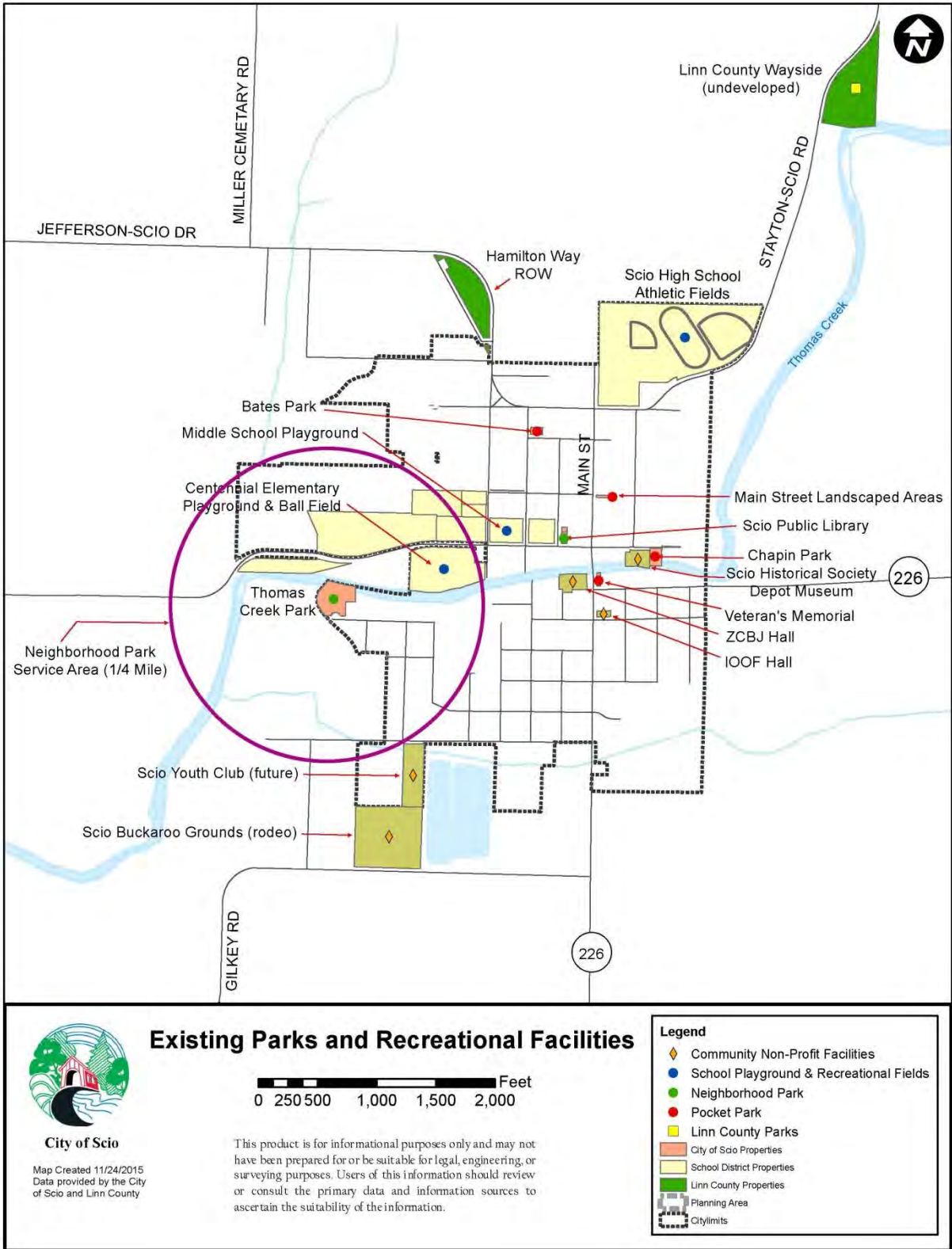
6	 Depot Museum	NE 1 <sup>st</sup> Ave	Scio Historical Society	0.57	Museum	Railroad Depot Museum & Chapin Park area to east; Overlook on Thomas Creek.
7	 IOOF Hall	Hwy 226	Odd Fellows & Rebekahs	0.14	Civic / Community Hall	Main Room 34 x 40 (1360 sf) Capacity: 49 persons Kitchen area
8	 ZCBJ Hall	Hwy 226	Lamb and Wool Fair	0.70	Civic / Community Hall	Main Room 44 x 70 (3,080 sf) Capacity: 299 persons Kitchen and stage area
9	Scio Youth Club	SW 6 <sup>th</sup> Ave	SYC	2.09		Undeveloped – planned for future youth club facilities

## Existing Recreation Programs and Activities

The Scio Youth Club provides recreational activities for youth from age 4 through 6<sup>th</sup> grade. Sports activities include soccer (PreK-4<sup>th</sup> grade), flag football (1<sup>st</sup> – 4<sup>th</sup> grade), tackle football (5<sup>th</sup> – 6<sup>th</sup> grade), volleyball (3<sup>rd</sup> – 6<sup>th</sup> grade), boys and girls basketball (1<sup>st</sup> – 6<sup>th</sup> grade), t-ball (Pre-School to Kindergarten), coach pitch baseball (1<sup>st</sup> – 2<sup>nd</sup> grade) and baseball (3<sup>rd</sup> – 6<sup>th</sup> grade). Individuals and Linn-Benton Community College periodically offer aerobics or other recreational classes in the community.

The Scio School District provides nine athletic programs for high school students, eight athletic programs for middle school students and offers an outdoor school program to all 6<sup>th</sup> graders. The sports activities include: cheer, cross-country, volleyball, and football in the fall; boys and girls basketball and wrestling in the winter; and baseball, softball and track in the spring. In addition to athletics, the schools offer music, drama, Future Farmers of America, forestry, student leadership, clubs and other co-curricular offerings.

## Map P-2 Existing Parks and Recreation Facilities in Scio



## **8.5 Urban Park System and Park Development Standards**

The Oregon Parks and Recreation Department (OPRD) has developed a recommended Parkland Classification System and suggested Level of Service (LOS) standards as part of the 2013-2017 State Comprehensive Outdoor Recreation Plan “Ensuring Oregon’s Outdoor Legacy”. Overall, the guidelines recommend Oregon’s cities plan for 6.25 to 12.5 acres of park land per 1,000 population.

OPRD’s parkland classification system identifies 11 different types of parks that range from the smallest pocket park of less than ¼ acre in size to the largest nature park with hundreds or thousands of acres. Each parkland type has a particular purpose and function. Not all types of parkland will be developed in every community.

In Scio, the City has considered several factors including (1) the close proximity nearby school, county, state and federal parks and recreation facilities, (2) resident needs and desires, (3) land availability, (4) funding opportunities and limitations, and (5) local priorities in making decisions on what parks are appropriate for the City of Scio. The community is fortunate to have local non-profit organizations manage two community halls, a fairground and a museum. The Scio School District makes school playgrounds and athletic fields available for public use.

The City of Scio officials have concluded four types of public park facilities are needed to serve local residents:

- (1) pocket park,
- (2) neighborhood park
- (3) community park, and
- (4) special use park.

These parks will be coupled with the non-profit recreational sites, existing open spaces and recreational trails to create an integrated community-based park and open space network. Table P-1 shows each type of park, recommended size and number of parks recommended for the community.

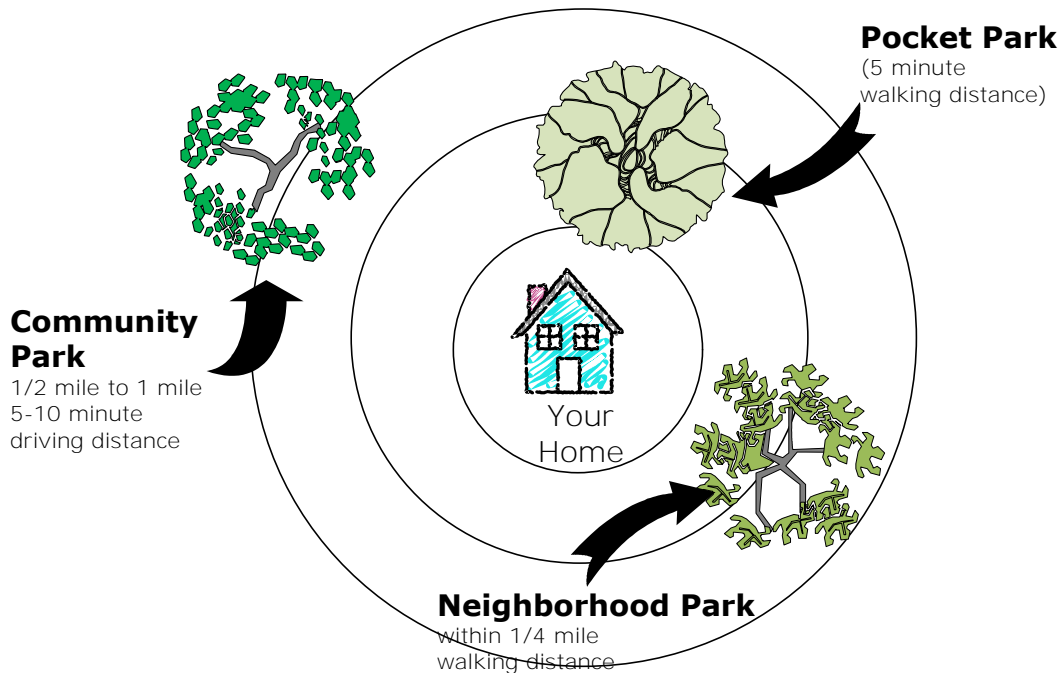


**Table P-4  
Local Park Standards for the City of Scio**

	Park Type	Typical Park Size	Acres Per 1,000 People	Recommended Acres Scio's 2035 Population 1,052 persons
1	Community Park	10-100 acres	2 to 6 acres	1 park 10+ acres
2	Neighborhood Parks	2-20 acres	1 to 2 acres	2 parks 1-2 acres each
3	Pocket Parks	¼ acre up to 2 acres	0.25 to 0.50 acres	Multiple sites 1+ acres total
4	Special Use Parks: Veteran's Memorial, Skate Parks, Dog Park, etc.	Varies by type of use		Based on community need or incorporate with other park / open space

Park size, service area, and population served increase with the type of park. As the size of the park increases, the number of parks needed in a category provided decreases. The following graphic illustrates the time/distance relationship between a home and the different types of local parks.

**Map P-3  
The Urban Park System  
Time / Distance Relationship from Home to the Urban Park**



## **Park Land Classifications and Standards for the City of Scio**

### **COMMUNITY PARK:**

**Size:** 2 to 6 acres per 1,000 population. Recommended size: 10 to 20 acres.

**Need:** 1 Park with 10+ acres

**Purpose:** The community park is designed to serve all of the residents of the city with a variety of facilities including group picnic shelters, playgrounds, athletic fields, restrooms, off-street parking and festival grounds. Natural areas, open spaces and recreational trails may be incorporated with a community park in order to protect waterways, drainage corridors, forested areas and/or wildlife habitats.

**Location:** Serves a surrounding area with a two-mile radius and is located within a five to ten minute drive of any residence in the City. Community parks may be located anywhere in the Scio UGB. Park users may reach the park on foot, bicycle or by motor vehicle.

**Facilities:** A community park provides facilities to serve local residents, visitors and may provide selected large facilities that serve county residents. Athletic fields, group shelters and picnic facilities, camping, open space, trails, paths, natural areas, community center, and/or special event venues may be developed. Community parks have restrooms and vehicle parking lots to accommodate community-wide events. If a community park also serves as a neighborhood park it should have play equipment and amenities for both pre-school and elementary age children.

#### **Existing Community Parks**

- Scio does not have a community park.
- The Lamb and Wool Fair grounds and the Buckaroos site on Gilkey Road serve as special event spaces, but do not function as a community park.
- The Scio School District fields on SW 1<sup>st</sup> Avenue across from Centennial Elementary School and the Scio Middle School provide youth athletic fields, softball diamonds, basketball courts, a play structure and swings. These are not available for public use during school days.

#### **Community Park Policies:**

- The City should seek to acquire a 10+ acre site to develop a new community park or a combined community/neighborhood park.
- Duplication of facilities should be avoided. If community park facilities are available at schools, development of duplicate facilities at the community park will be discouraged.

#### **Siting Standards:**

A community park should be located along a collector or arterial street and be of sufficient size and shape to accommodate sports fields, courts, playgrounds, restrooms and pathway systems to connect to nearby neighborhoods. If located near Thomas Creek or Peters Ditch the park design should allow for storm water detention to help minimize flooding impacts on nearby properties.

## NEIGHBORHOOD PARK:

Size: 1 to 2 acres per 1,000 population. Recommended size: 2 to 20 acres

Need: 2 Neighborhood Parks – Each park site should be 1 to 3 acres.

Purpose: The neighborhood park is the backbone of the small town park system. Each park serves a small geographic area and residential neighborhood. They are designed for children and adults. Day-use recreation is the staple; play equipment, walking trails, benches, lawns and shaded open space are the norm.

Location: Serves a surrounding residential neighborhood within a ¼ mile radius. Neighborhood parks are accessible to residents without crossing major roads or thoroughfares; they are a short 5-minute walk or bike ride from home. Walking and bicycle trails connect neighborhood parks to the rest of the community. If located next to a school, some facilities can be shared.

Facilities: Neighborhood parks are furnished with play equipment, either a hard surfaced and/or soft-surface all-weather play areas, benches, tables, small shelter, picnic facilities, outdoor basketball or sports courts, multipurpose field or grassy area (if space is available), trees, vegetation, and lighting. Neighborhood parks may be as small as ½ acre, but are recommended to be a minimum of two acres in size to allow for the provision of an open grassy area as multi-use field or play area.

Comments: Neighborhood parks are primarily pedestrian parks; on-street parking should be provided. Restrooms are not normally provided in neighborhood parks.

### Existing Neighborhood Parks:

- Thomas Creek Estates Park is a 1.6 acre neighborhood park located in the Thomas Creek Estates subdivision on the south side of Thomas Creek. It is partially developed with an open grass area, benches and picnic table.
- The Scio School District's playground facilities near Centennial Elementary School and Scio Middle School function as a neighborhood park site.

### Neighborhood Park Policies:

- Neighborhood parks will be provided within a ¼- mile radius of all residents of the city.
- Acquisition of land and development of neighborhood park facilities will be targeted to serve existing and future residential areas. Neighborhood parks are recommended for the following locations:
  - Southwest: Acquire land to increase the size of the city park in Thomas Creek Estates.
  - Southeast: Acquire land to create a new neighborhood park (1-3 acres) or a community park (10+ acres) south of Thomas Creek.
- Duplication of facilities should be avoided. If a school park is already available to serve a neighborhood, then further development of a city neighborhood park will be discouraged.
- Restroom facilities will not normally be provided in neighborhood parks because of the high development and maintenance costs.
- Neighborhood park facilities are for daily activities or spontaneous use by residents. Highly organized, competitive sports areas will be discouraged.

### Siting Standards:

Neighborhood parks are typically located within residential areas with direct frontage on a public street and with connecting pathway systems and bike lanes.



## **POCKET PARK:**

- Size:** 0.10 to 0.50 acres per 1,000 population. No minimum size.
- Purpose:** A pocket park is the smallest municipal park. It may be located in an alley, a postage stamp size lot or be as large as ½ acre to 1 acre in size. Pocket parks may have a special use or limited recreational amenities. Examples include a downtown plaza, public art space, landscaped area, picnic spot, veteran’s memorial or a playground serving a small neighborhood.
- Need:** Scio has several pocket parks scattered throughout the community. The existing pocket parks need regular maintenance and will benefit from minor improvements. There is not a need for any additional pocket parks, with the exception of a downtown park area with parking and restrooms to serve visitors.
- Location:** Serves a surrounding area within a one-eighth mile radius. A mini-park or pocket park should be selected for its unique aesthetic features (waterways, public buildings, commercial areas) and designed to serve pedestrians during daytime hours and/or provide an attractive open space area within a developed area of the community.
- Facilities:** Pocket parks may be furnished with benches, tables, and interpretive displays, memorials, walkways, murals, small play areas, lighting, fountains, restrooms, trees, and low maintenance vegetation.

### **Existing Pocket Parks:**

- Chapin Park is a 0.34 acre green space and creek overlook on the south side of Thomas Creek next to the Historical Society Museum on SE 1<sup>st</sup> Avenue.
- Bates Park is a small 0.14 acre lot with a picnic table and seating area at the corner of NW Beech Street and NW 3<sup>rd</sup> Avenue.
- Thriftway Alley. This is a 20’ wide alley that has been landscaped and includes a miniature model of a covered bridge. The color spot is located at the north end of the parking lot of the Scio Thriftway grocery store on N. Main Street.

**Comments:** Pocket parks need to be carefully designed to serve pedestrian needs and for access to the existing commercial area and Thomas Creek.

### **Pocket Park Policies:**

- A pocket park will supply a public open space, small picnicking areas or attractive green space. Pocket parks may be located along pedestrian or bike trails, waterways or in commercial areas. They may provide a resting place, an attractive landscaped area, or take advantage of a historic site or view shed. Pedestrian or bicycle access.
- Donation of land for pocket parks will be encouraged. The participation of adjacent property owners, nearby businesses, and community groups in the development and maintenance of pocket parks will be encouraged.
- Restrooms in the downtown area are needed. They may be located in a new downtown pocket park or may be located near existing publicly owned land such as the veteran’s memorial, museum, city hall or Lamb & Wool fair site.

## **SPECIAL USE PARK:**

Size: Depends on the proposed use.

Purpose: Special use parks are designed to serve a specific function. Examples include a skate park, dog park, linear recreation trail along a creek, boat ramp, ornamental garden, a downtown plaza with a restroom or park site with a natural geological feature or vista. Special use parks may serve local residents or be designed as a destination for visitors.

Need: Scio has expressed a desire to create a dog park and a small skate park. Other special use parks may be identified in the future.

Existing Special Use Parks:

- Veteran's Memorial. This memorial at the south end of the N. Main Street bridge over Thomas Creek honors Scio residents who have served in the United States armed forces.

Location: May be located to minimize impacts of the proposed use on neighbors or may be located to take advantage of nearby school, public building, or recreation site.

Facilities: Varies depending on function. Facilities may be minimal or extensive depending on the demands placed on the park.

Special Use Park Policies:

- Community members and affected neighbors should be actively involved in the planning and design of any special use park or facility to make sure the project fits into the neighborhood and minimizes negative impacts on the community or neighborhood.

## **General Park Development Recommendations:**

The City has used OPRD's recommended classification system and LOS standards to establish some general policies to guide the acquisition of land and development of parks within the community.

- Scio's parks and recreation facilities will be designed and developed to comply with Oregon's parkland classification system and recommended park and recreational facility standards.
- Conceptual park design plans will be developed for each neighborhood and community park. Citizens will be invited to participate in design charettes and public meetings when each park design is developed so the proposed park improvements reflect the needs and desires of the residents. Final park designs will approved by the Planning Commission and the City Council.
- Facilities and equipment within a park (e.g., tables, benches, grills, trash cans, etc.) will be selected for compatibility with other features of the park and park use.
- The City desires high quality and sustainable park facilities. New park buildings, facilities and equipment will use high quality materials and will be designed for a minimum 20-year life cycle. Park facilities and equipment should be vandal resistant and require a minimal level of on-going maintenance by the city public works staff.

- Volunteerism is vital if the city wants an excellent "community" parks system and recreation programs. Civic organizations and citizens will be encouraged to be responsible for recreation programs, park development, and parks maintenance whenever possible.

### **Development Requirements in the Scio Development Ordinances**

The Scio zoning and subdivision ordinances allow a developer to provide parks and open spaces as part of a development in order to protect wetlands, waterways or flood prone areas, provide land for parks or other public purposes.

The provision of public open spaces schools, parks, natural areas and recreational trails is essential for the sound development of residential areas. Article 9 of the subdivision ordinance requires a developer to show proposed land intended for public use on a preliminary subdivision plat. Where a proposed park, school, utility facility or other public use shown in the comprehensive plan is located in whole or in part within a subdivision, the planning commission may require the dedication at the time of subdivision or reservation of the area for future acquisition.

In its review of any land acquisition or dedication requirement as part of a development proposal, the City should routinely seek legal counsel to ensure the proposed dedication or land acquisition complies with legal requirements (rationale nexus test). If it does not, the City may elect not to require a public park dedication or may pay an agreed upon amount or a court-mandated amount as just compensation to the property owner.

## **8.6 Community Needs for Parks and Recreation Facilities**

In September 2015, the Scio Planning Commission reviewed the inventory of city parks and community-based recreation facilities. They identified the following community needs and public park deficiencies. Table P-5 identifies park and recreation facility needs in Scio.

### **Community Park:**

The City of Scio does not have a community park. There is no city-owned or county-owned park with a community gathering place equipped with picnic facilities, multi-purpose recreation fields, play structures or public parking.

The Lamb and Wool Fair site downtown is too small for group use. The Buckaroos site is a single purpose rodeo facility. The Linn County park site on Stayton-Scio Road is not available for public use. Residents and community groups use Millersburg, Lebanon, Albany and Stayton community parks for large group gatherings.

### **Neighborhood Park and Playground Facilities:**

The community does not have a fully developed neighborhood park with play structures or play areas designed to serve pre-school children or elementary school age children. The Thomas

Creek Estates neighborhood park is only partially developed and does not meet the needs of children and families in the nearby homes.

### **Sports Fields and Multi-Purpose Recreational Fields:**

The Scio School District's playground and sports fields near NW 1<sup>st</sup> Avenue partially meet the community needs. The school district fields provide practice areas and fields for youth sports activities, but practices and games for school sponsored athletics take priority. The Centennial Elementary School playground is heavily used after school hours.

The Planning Commission noted several issues that affect community use now and may further impact local residents in the future:

- Playground and recreational fields are limited to school use during school hours.
- School District policy currently allows public use after regular school hours, which means there is no local playground available to parents with young children during school days.
- Due to the increasing concern with student safety and school facility security, there is no guarantee community residents will have access to the school fields and facilities in the future.
- The increasing popularity of youth sports will place increasing demand on the community to provide practice and game fields for football, soccer, baseball, softball and other sports which need multi-use grass fields.

### **Special Use Park Facilities:**

The Scio Lamb and Wool Fair, Buckaroo's fairground facilities, the IOOF Hall and ZCBJ Hall host community-wide festivals and special events that serve local residents and visitors. Nearby covered bridges and cycling on rural roads attract visitors.

Without an active Chamber of Commerce or business association, the community does not effectively market Scio's assets and attractions. It relies on employees at local restaurants and stores to share visitor information. Hospitality services in Scio are lacking. The community can improve its ability to serve visitors by providing a few special use facilities such as public restrooms, an information kiosk, map of covered bridges, parks and regional attractions and an electronic reader board announcing community events. A downtown pocket park or easily found neighborhood park are needed to provide accessible restrooms, picnic tables, water fountain and pet areas.

**Table P-5  
CITY OF SCIO  
Park Land and Recreational Facility Needs**

Type of Park	Park Size & Acres per 1,000 people	Current Supply (2015)	Projected Need (2,035)	Recommended Improvements
<b>Pocket Park</b>	Size = 0.10 to 0.50 acres  0.5 acres per 1,000 people	4 pocket parks = 0.61 acres  <ul style="list-style-type: none"> <li>NW 3<sup>rd</sup> &amp; Beech (0.14 ac)</li> <li>NE 1<sup>st</sup> – Museum (0.34 ac)</li> <li>Veterans Memorial (0.08 ac)</li> <li>Mini-Covered Bridge (0.05 ac)</li> </ul>	None	Add Pocket Parks as opportunities arise  Examples: <ul style="list-style-type: none"> <li>Downtown restrooms and visitor information services</li> <li>Thomas Creek overlook</li> </ul>
<b>Neighborhood Parks</b>	Size = 1-3 acres per park  1 to 2 acres per 1,000 people	1 existing park = ___ acres  <ul style="list-style-type: none"> <li>Thomas Creek Estates city park</li> <li>Centennial Elementary &amp; Scio Middle School play areas serves as a neighborhood park</li> </ul>	2 city parks  2 to 5 acres total	Locate neighborhood parks within ¼ mile radius of residential neighborhoods with easy pedestrian and bicycle access. Improvements may include play structures and open areas.  <ul style="list-style-type: none"> <li>Expand Thomas Creek Estates Park</li> <li>Add a neighborhood park south of Thomas Creek</li> </ul>
<b>Community Park</b>	Size = 5 to 20 acres  10 acres per 1,000 people	None	1 park  10 to 20 acres	Acquire land for a community park. Park improvements may include play structures, picnic facilities, multi-use fields, trails and open space. If located along either Peters Ditch or Thomas Creek, the park can provide storm water detention.  Locate a Community Park within or near the existing Scio UGB.
<b>Trails, Pathways &amp; Bikeways</b>	0.62 miles / 1,000 population	Covered Bridge over Thomas Creek as access to local schools	1.0 mile +/- of on-street & off-street trails	Provide designated bike/pedestrian trails as “Safe Routes to School” to link residential areas to local schools.  Provide recreation trails along Thomas Creek and/or Peters Ditch where public access is appropriate.
<b>Natural Areas</b>	up to 5 acres / 1,000 population	Riparian area in Thomas Creek Estates Park	5 to 10 acres	Expand the natural area along Thomas Creek near Thomas Creek Estates Park or in conjunction with a new Community Park acquisition.
<b>Community Center</b>	1 center / 15,000 population 1 sq ft per person	No City Community Center	None	Utilize the ZCJ Hal, IOOF Hall and the elementary school and middle school multi-purpose room

## 8.7 Recommended Park Improvements

The City conducted an inventory of park land and facilities inside the community during September 2015. Based on the inventory, the Planning Commission recommends improvements to the City of Scio park facilities and county-owned properties in the Scio Planning Area.

### **Pocket Parks Recommendations:**

#### **1. Chapin Park (NE 1<sup>st</sup> Avenue):**

This 0.34 acre park is located east of the Scio Historical Society Museum on NW 1<sup>st</sup> Avenue and across from the Lamb & Wool Fair site. This pocket park is a passive use park and has few daily users, except when events are taking place at the Lamb & Wool Fair site. The park has a gravel parking area for 6-7 vehicles, several picnic tables and overlooks Thomas Creek. The City mows and maintains the park and museum property.

Safety improvements are needed adjacent to a storm sewer discharge where the Mill Race flows back into Thomas Creek and along Thomas Creek where erosion has created steep drop-offs and a potential safety hazard to park users. Additional landscaping will make the park more attractive and enhance the downtown area. There is potential to expand the park site by acquiring a small area west of the museum behind the feed store.



#### **2. Bates Park (NW 3<sup>rd</sup> Avenue):**

The City acquired this 0.14 acre parcel from the Federal Emergency Management Agency (FEMA) in 2013 after a January 2012 flood damaged the existing home beyond repair. Under terms of the city acquisition, the site must remain in public use and be open to allow floodwaters to flow through the property. The home was demolished and the City has installed a lawn with a picnic table and bench. A large sequoia tree is located at the west edge of the property.



An adjacent home also flooded in 2012 and remains vacant. City acquisition of this parcel may be appropriate if future floods create a repetitive flood loss. Acquisition would double the size of the pocket park. If the 2<sup>nd</sup> site is acquired, the pocket park may be large enough for a tot lot play area, small skate spot or a larger open grass area with benches and tables.



### **3. Mini-Covered Bridge (Thriftway on N. Main Street):**

The City and the Scio Thriftway jointly manage this color spot just north of the Scio Thriftway parking lot on N. Main Street. A miniature covered bridge, a picnic area, benches, and trash receptacles are located on this city owned right-of-way. The site is well used by store customers and visitors to the community. The City maintains the irrigation system, lawn and removes trash, while the Thriftway employees monitor the property and remove litter. No changes or improvements are recommended.



### **4. Scio Veteran's Memorial:**

In November 2006 the Vietnam Veterans Chapter #585, was appointed by the city council to develop a veteran's memorial in Scio. The following year the Veteran's Memorial was developed next to the Main Street Bridge over Thomas Creek, at the intersection with Hwy 226. The memorial honors and celebrates the memories of Scio residents who have served in the nation's armed forces.



The City proposes a volunteer group take responsibility for the care and maintenance of this memorial. Volunteers can order and install new bricks honoring veterans. The City will maintain the hardscape, flags and water fountain. City plans include the addition of one or two more benches for visitors.

## **Neighborhood Park Recommendations:**

### **1. Thomas Creek Estates Park (SW 2<sup>nd</sup> Avenue):**

The 1.61 Thomas Creek Estates Park was acquired in 2006 when the subdivision was developed. This neighborhood park serves residents within the 77-lot development. The park is located along the banks of Thomas Creek and at the west end of the SW 2<sup>nd</sup> Street cul-de-sac.

A citizens advisory group developed a park improvement plan in 2008, but was unsuccessful in securing a Local Government Grant to develop the park. Since then the City public works staff has created a small picnic area and lawn area on a 1/3 acre area of the park next to the cul-de-sac. The balance of the park site is a tree-covered 100'+ wide riparian corridor along the edge of Thomas Creek.

The City recommends basic low maintenance improvements to the park:

- Playground equipment including a small play structure, spring toys, swings and natural play area which a focus on serving pre-school and elementary age children.
- Unisex bathroom and water fountain.
- Simple landscaping and site amenities to minimize maintenance costs.
- Land acquisition of property across Thomas Creek or to the west along the creek.



### **Community Park Recommendations:**

The City of Scio needs a community park. A community park can serve as a community gathering place, may host special events and can meet the daily needs for City residents and those who live in the surrounding rural area.

Scio residents participate in a wide diversity of outdoor recreation events. They are active leaders in the Lamb & Wool Fair, Buckaroo Rodeo, and a multitude of youth sports programs. City officials have discussed a variety of uses and facilities for a new community park. Depending on the type of facilities desired a community park could range from 10 acres to 50+ acres in size. Potential community park uses and improvements include:

- Large open field for the Lamb & Wool Fair dog trials.
- Event parking area
- RV and/or Tent Camping (electrical outlet only);
- Vendor spaces for community events
- Restrooms
- Large picnic shelter / open air event pavilion
- Walking Trails / Cross county loop
- Neighborhood Park facilities –
  - Playground area – equipment, horseshoe pits, climbing structures.
  - Lawn Area – open for recreation use
  - Multi-use fields for youth sports activities
  - Small group picnic shelters
- Wetlands/Storm Detention basin
  - Educational opportunities: wetlands, forested area
  - Environmental education study area



## Linn County Owned Properties:

### 1. Wayside Park (Stayton-Scio Rd.):

In 2015, Linn County acquired this 5.44 acre parcel from the Federal Emergency Management Agency (FEMA) after repetitive floods damaged the property. Under terms of the acquisition, the site must remain in public use and allow floodwaters to flow through the property. The property is located on the west bank of Thomas Creek where the creek takes a sharp turn to the south. During major flooding events, the creek overtops its banks, inundates this property and then flows west into the open grass fields west of Stayton-Scio Rd. Linn County has not developed any plans for future use of the property, but indicates it may be developed as a wayside park with minimal improvements.

### 2. Hamilton Way (Scio-Jefferson Drive):

In the 1990's Linn County realigned the Scio-Jefferson Drive at the NW edge of the Scio city limits. The realignment created a 2.65 acre parcel between Hamilton Way and Scio-Jefferson Drive. The County mows the site to maintain a clear vision for drivers entering and leaving Scio. At this time, Linn County has no plans for making improvements to the site.

## Community Priorities:

The City has identified priorities that warrant further study, development of conceptual plan proposals and cost estimates. As a small city with limited financial resources, the City must rely on existing not-for-profit organizations and community volunteers to conceive, implement and staff recreation programs and services for children, youth and adults. Table P-6 provides a preliminary list of community priorities and Map P-3 shows the general location of proposed parks.

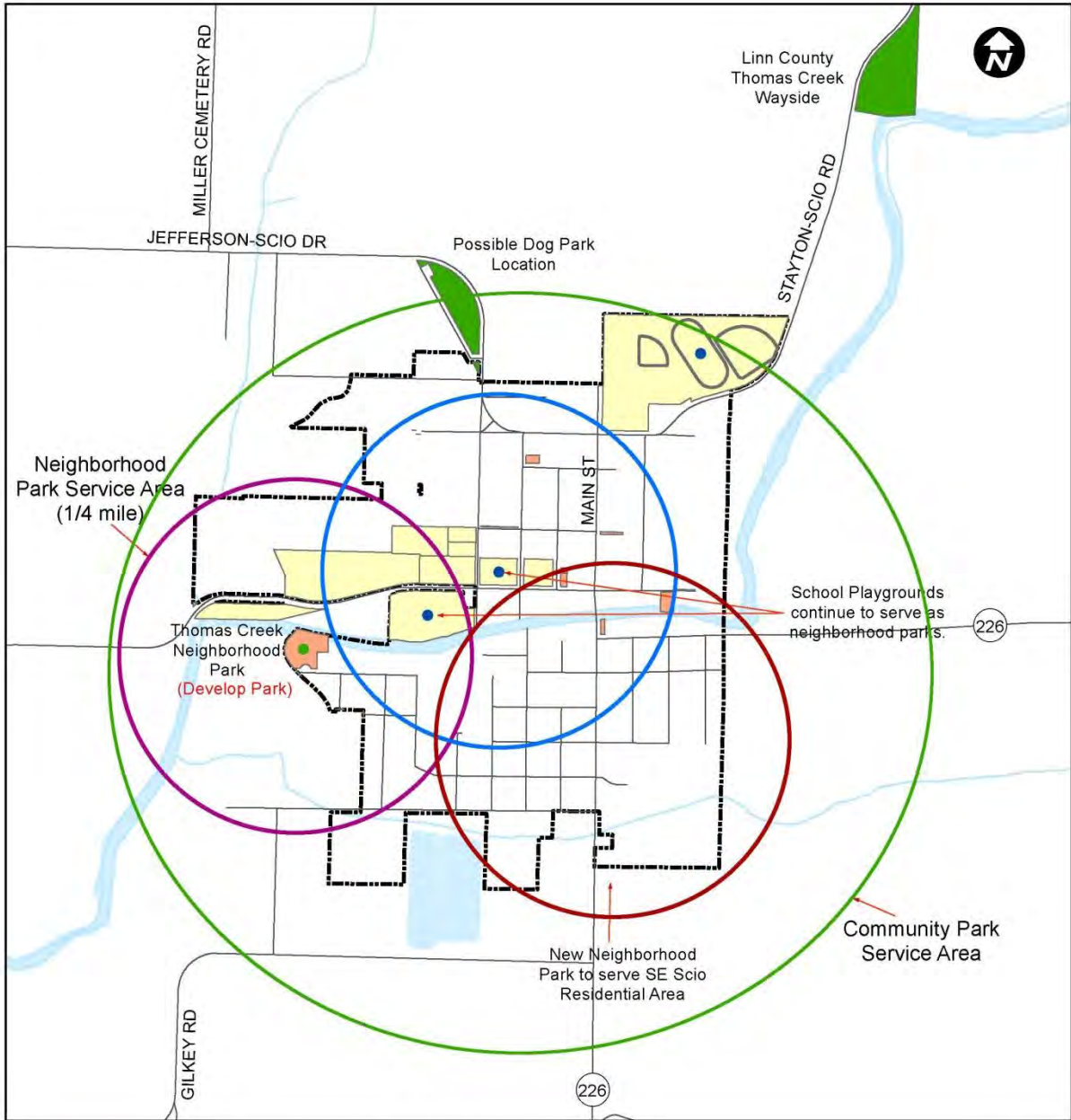
**Table P-6  
Priority Park Improvement Projects for the City of Scio  
2015 to 2025**


	Community Priorities	Description
<i>City of Scio Park Facilities</i>		
1	Community Park	Acquire land for a community park
2	Thomas Creek Neighborhood Park	Design, fund and install a play structure, natural play area and restroom.
3	Public Restrooms	Design, fund and install a public restroom facility to serve visitors and special events in Scio's downtown area.

**Table P-7**  
**Priorities for Non-Profit Recreation Facilities, Programs and Projects**  
**In the Scio Community**  
**2015 to 2025**

	Community Priorities	Description
<b><i>Non-Profit Recreation Facilities, Programs and Projects</i></b>		
1	Scio Youth Club Facility	Develop the Scio Youth Club facility and recreation fields on SW 6 <sup>th</sup> Avenue
2	Lamb & Wool Fair	Explore use of the Lamb and Wool Fair site for community events: Farmers Market, Art Fair, Youth Fair, etc.
3	Recreation Programs	Rely on existing schools, Scio Youth Club and volunteer not-for-profit organizations to provide one-time and on-going recreation programs for the community. The City of Scio will continue to offer literacy and related programs at the Scio Public Library.
4	Marketing & Information Sharing	Utilize social media, the Scio Community Happenings Facebook page, Twitter and other means to maintain and share an up-to-date calendar and information about local events, parks and recreation opportunities. Where appropriate coordinate with the Linn Tourism Coalition, Albany Visitor Center and nearby communities.

### Map P-3 Proposed Park Improvements in Scio

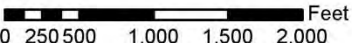




**City of Scio**

Map Created 11/24/2015  
Data provided by the City of Scio and Linn County

### Proposed Park Improvements



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

**Legend**

- School Playground & Recreational Fields
- Linn County Properties
- City of Scio Properties
- School District Properties
- Roads
- Planning Area
- City of Scio Boundary

## GOALS AND POLICIES PARKS AND OPEN SPACE

### STATEWIDE PLANNING GOALS

**GOAL 5 – NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES:** To protect natural resources and conserve scenic and historic areas and open spaces.

**GOAL 8 – RECREATIONAL NEEDS:** To satisfy the recreation needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.

### CITY OF SCIO GOALS AND POLICIES

**Goal P-1:** To protect natural areas and open spaces and provide a variety of parks and recreational facilities to meet the needs of Scio’s residents and visitors.

**Goal P-2:** To provide accessible parks and recreation facilities for our citizens.

**Goal P-3:** To preserve open space areas in order to enhance the quality of life and protect natural resources.

**Policy P-1:** Parks Master Plan. Chapter 8 of the Scio Comprehensive Plan serves as the City of Scio *Parks Master Plan*, until a more detailed plan is prepared by the City. It will serve as a guide for parks and open space land acquisition, the development of new parks, trails and recreation facilities and for the improvement of existing parks within the City of Scio.

**Policy P-2:** Future Park Sites. The *Parks Master Plan* will identify general locations for future parks. In order to acquire specific properties, the City is encouraged to work with existing property owners to acquire property from a willing seller. The City may purchase the property, obtain either a right-of-first refusal or enter into an agreement for future acquisition.

**Policy P-3:** Community Parks. The City will acquire a 10+ acre site for a community park.

**Policy P-4:** Neighborhood Parks. The City will develop several pocket parks and neighborhood parks to serve existing residential neighborhoods and the downtown commercial area.

**Policy P-5:** Dedication of Land for Parks and Open Space.

- a. The City will include park land and trail acquisition/dedication requirements and development standards in the Scio Subdivision Code to enable the City to acquire park land and open spaces concurrently with new development.

- b. Dedication of less than one-half acre for a neighborhood park is discouraged unless it is positioned on the edge of a subdivision and can be combined with adjoining vacant land as it develops.
- c. Park names may recognize the donor, honor a historical community figure or refer to a geographic site. The planning commission will recommend names of new parks to the city council, with preference given to the donor(s) wishes.

Policy P-6: Youth Recreation Facilities. The City will support efforts of the Scio Youth Club to provide community-based recreational facilities and programs to serve local youth and families.

Policy P-7: Public Access to the Thomas Creek. Whenever possible, the City will acquire land and protect open spaces along Thomas Creek and Peters Ditch. These open space areas will improve flood plain functions, provide a natural riparian corridor, protect existing wetlands and provide attractive natural areas along these waterways.

Policy P-8: Pedestrian and Recreational Trails. The City will develop a recreational trails plan that may include pedestrian paths, sidewalks and multi-use trails to connect residential neighborhoods with parks, schools and the Main St. business district.

Policy P-9: Coordination with State and County Parks and Recreation Facility Plans. The City will coordinate the city's park and recreation facility planning with plans for Linn County and the Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP).

## Chapter 9

# Economic Development

The Economy chapter provides economic data on the City of Scio and the larger economic region the Albany Metropolitan Statistical Area (Albany MSA), which includes all of Linn County<sup>1</sup>, its incorporated cities and unincorporated rural areas. Scio's population of 830 residents is a small fraction of the 116,865 people who live in Linn County. Due to its size and location, there is limited economic data available on the Scio economy. A review of the regional economic data provides an overview of the regional economy but may not accurately portray the differences and trends of the small town economy in Scio and its surrounding rural area.

Historically, Scio has served as a community service center for residents in north-central Linn County east of Albany. From the late 1800's through the end of the 20<sup>th</sup> Century Scio had a traditional small town mix of retail, service and professional businesses. The Scio School District is the largest local employer. The District's administrative offices and K-12 schools are all located inside the City. In 2014 industrial uses included the Oregon State Bridge Construction, Inc. offices and materials storage yard, Best Heating and Control, Inc. and Pacific Power's substation on the east side of Hwy 226. A few manufacturing, wood products and industrial sector businesses are located two miles west of the city limits in West Scio but most larger commercial and industrial employers are located more than 10 to 15 miles away in the cities of Stayton, Lebanon, Lyons and Albany.

Over the past 25 years a myriad of economic forces have affected Scio and other small towns throughout Oregon, created challenges for community-based businesses and made it more difficult for brick and mortar storefront shops to compete in the regional marketplace. Linn County arterial roads connect Scio to I-5, Albany, Stayton and Salem making it easy for residents to commute to jobs throughout the mid-Willamette Valley. The concentration of retail centers and services in larger cities; the advent of the Internet and on-line purchasing and general societal changes have all contributed to leakage of retail/service sales and to the decline of Scio's commercial base. In the past ten years Scio has lost locally owned businesses and seen financial institutions leave the community. As a result of all of these forces, the vitality of Scio's Main Street business district has slowly eroded.

In spite of the challenges, the City believes the Main Street and Hwy 226 commercial area can be revitalized and local businesses can succeed by providing customer oriented goods and services for area residents. Recent investments by Scio Mutual Telephone Association, local retailers and the Scio Fire District are indicative of this trend. The City expects the community will retain a healthy mix of restaurants, professional services, health services, automobile related repair and

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<sup>1</sup> Linn County became the Albany Metropolitan Statistical Area when the Decennial Census was taken in 2010. This happened because the largest city in Linn County – Albany – recorded a population of more than 50,000 people. For purposes of this Chapter, Linn County will be used rather than the Albany MSA.

service shops and personal service businesses because they primarily serve the daily needs of local residents.

## 9.1 Employment Characteristics

The City has compiled employment data for the City of Scio, Linn County and the State of Oregon. Employment levels in the mid-Willamette Valley grew from 2000 to 2008 as the area population and economy grew quickly. Total employment in Linn County reached a peak of 43,370 persons employed in the 2<sup>nd</sup> Quarter in 2008.

The onset of the Great Recession in November 2008 caused overall employment in Linn County to drop by approximately 10% to just over 39,000 employed persons in 2010. During the recession, Linn County lost jobs in construction, manufacturing, forest products and financial/business services. Although job recovery occurred in most sectors from 2011 to 2014, the total number of jobs at the end of 2014 remained below the pre-recession peak.

Table ED-1 provides an overview of employment levels by industry in Linn County from 2004 to 2014.

Table ED-1  
Non-Farm Employment by Industry – Linn County

Industry	2004	2008	2010	2012	2014	Job Gain/Loss 2004-2014
Natural Resources	510	440	400	420	400	-110
Construction	2,040	2,460	1,770	1,900	2,340	300
Manufacturing	8,120	8,080	6,570	6,770	6,950	-1,170
Wholesale Trade	1,310	1,560	1,450	1,420	1,530	220
Retail Trade	4,620	4,770	4,390	4,680	4,720	100
Transportation, Warehousing & Utilities	2,320	3,080	2,640	2,620	2,580	260
Information	460	470	410	370	360	-100
Financial Activities	1,570	1,460	1,310	1,220	1,350	-220
Professional & Business Services	3,260	3,510	3,160	3,130	3,160	-100
Education & Health Services	3,860	4,460	4,770	4,910	5,010	1,150
Leisure & Hospitality	2,800	3,160	3,090	3,070	3,120	320
Other Services & Non-Classified	1,330	1,420	1,360	1,310	1,370	40
Government	7,170	7,710	7,780	7,150	7,200	30
<b>Totals</b>	<b>39,380</b>	<b>42,580</b>	<b>39,080</b>	<b>38,860</b>	<b>40,100</b>	<b>720</b>

Source: Oregon Employment Department

Table ED-1 illustrates a change in the basic structure of Linn County's economy. In 2000, 44% of jobs in Linn County were in industrial job sectors with many family wage manufacturing jobs. By 2014, the total number of industrial sector jobs had dropped by 4,600 jobs to 34% of the



overall job total. Linn County has lost more than 1,100 manufacturing jobs since 2008. In the last decade jobs have been added in transportation, utilities, education, health-care and leisure/hospitality services. In a 2015 presentation to the Albany Chamber of Commerce, Will Summers of the Oregon Employment Department noted Linn County “*employment is now just above the employment levels for 2001; in other words, we have a ways to go before reaching the peak employment enjoyed in 2008.*”

Table ED-2 provides data about employed Scio residents. The total number of employed residents has increased as the City’s population has grown. However, the number of Scio residents employed in manufacturing, transportation and utility sector jobs has declined from 1990 to 2013, which reflects the regional trends. Jobs added in education, health care and government sectors, mirror job growth throughout the Mid-Willamette Valley region.

Table ED-2  
Occupations of Employed City of Scio Residents

Industry	1990	2000	2010	2013	Job Gain/Loss 1990 to 2013
Natural Resources	9	6	19	2	-7
Construction	21	56	86	96	75
Manufacturing	63	48	23	32	-31
Wholesale Trade	14	5	3	12	-2
Retail Trade	36	45	29	61	25
Transportation, warehousing & utilities	26	15	7	5	-21
Finance, insurance & real estate	2	6	3	12	10
Professional & related services	8	14	16	7	-1
Education, health care & social services	37	59	47	54	17
Arts & entertainment, recreation, food services and personal services	10	14	35	11	1
Other services	7	4	8	15	8
Government & public administration	3	6	25	28	25
<b>Totals</b>	<b>236</b>	<b>278</b>	<b>291</b>	<b>335</b>	<b>99</b>

Sources: U.S. Census Bureau: 1990 Census, 2000 Census and the 2010 & 2013 American Community Survey, Selected Economic Characteristics. Due to the small sample size for the City of Scio, there may be a large statistical deviation in the ACS data. 2013 ACS data has a +/-2% to +/-16% margin of error depending on the job sector.

Commuting patterns in the mid-Willamette Valley show that many residents in small towns travel to work in larger cities. Scio is a great example. In 2015, Oregon Employment Department statistics reveal of the 281 people who live in Scio and work, 269 commute to their jobs. The high number of commuters is indicative of a rural community on the outskirts of larger metropolitan areas. Scio residents commute to jobs in Linn County (131 people), Marion County, (66 people), Benton County (35 people) and other counties (37).<sup>2</sup>

<sup>2</sup> William A. Summers, Workforce Analyst, Oregon Employment Department, August 2015.

Oregon Employment Department staff concludes this commuting pattern can be attributed to life-style choices. Residents of valley communities have chosen a small-town life style for their families and they are willing to commute to work elsewhere in order to provide that life style.<sup>3</sup> The strong commuting patterns suggest that these workers are part of a larger labor-shed that is found within the Willamette Valley. With few major employers inside the city limits, the City anticipates this trend will continue in the future.

Table ED-3  
**Scio Resident Place of Employment**

Place of Employment for Employed Scio Residents	1990	2000	2010	2013
Worked within Scio	44	38	75	77
Worked outside Scio	184	238	204	232
<b>Total Scio Employed Population</b>	<b>228</b>	<b>276</b>	<b>279</b>	<b>309</b>
Percent employed within Scio	19.3%	14.4%	26.8%	24.8%

Sources: U. S. Census Bureau: 1990 Census, 2000 Census and the 2013 American Community Survey, B08008 Selected Economic Characteristics. Note: The 2013 ACS number for employed residents by place of employment was 309 versus the 335 number of employed residents listed by occupation.

The jobs-to-population ratio also provides an indicator of the strength of the local economy and whether or not a community is an employment center. Table ED-4 shows Scio has a higher jobs-to-population ratio than is found in Linn County and the State of Oregon.

Table ED-4  
**Jobs to Population Ratio - 2013**

	July 2013 Population	Total Non-Farm Payroll Jobs	Jobs to Population Ratio
<b>Scio</b>	<b>830</b>	<b>425</b>	<b>0.51</b>
Linn County	118,665	40,673	0.34
State of Oregon	3,919,020	1,679,377	0.43

Source: Oregon Employment Department, 2013 Covered Employment

The Great Recession caused job losses in construction, housing and resource based industries in the Mid-Willamette Valley. This had a significant economic impact on Linn County, the Albany area and the communities in east Linn County. Unemployment rates, per capita income and persons living below the poverty line were all affected. Fortunately, Scio was not impacted as much as nearby communities. Table ED-5 provides a snapshot of the Scio economy in 2013 in relation to nearby communities. Scio has a:

- Slightly lower per capita income than Linn County.
- Lower unemployment rate than in nearby communities and Linn County.

<sup>3</sup> Ibid. William A. Summers, Oregon Employment Department.

- Slightly lower poverty level than nearby communities.

Table ED-5  
**2013 Income & Employment Characteristics**  
**Scio and nearby Linn County Communities**

	Scio	Stayton	Lyons	Lebanon	Albany	Linn County	Oregon Average	US Average
Per capita income	<b>20,964</b>	18,746	23,550	18,705	21,816	21,500	26,809	28,155
Unemployment	<b>5.3%</b>	9.0%	5.9%	10.2%	11.7%	9.8%	7.7%	9.7%
Persons below Poverty Line	<b>15.1%</b>	20.0%	9.3%	20.2%	19.5%	17.8%	16.2%	15.4%

Sources: US Census Bureau, 2013 American Community Survey; Oregon Employment Department.

Table ED-6 shows the increase in unemployment rates from 2007 to 2014 in area cities, Linn County and the State of Oregon. Manufacturing and resource dependent communities such as Stayton, Lebanon, Sweet Home and Mill City had significant jumps in the unemployment rates that either equaled or exceeded the regional and state unemployment rates. Jobless rates have improved from 2010 to 2014, and by May 2015 had reached the pre-recession unemployment rates.

Table ED-6  
**Average Annual Unemployment Rates**

	2000	2007	2009	2010	2011	2012	2013	2014
<b>Scio</b>	<b>3.2</b>	<b>3.4</b>	<b>7.8</b>	<b>7.4</b>	<b>6.6</b>	<b>6.1</b>	<b>5.3</b>	<b>3.9</b>
Albany	6.6	5.8	12.4	11.9	10.4	9.5	8.5	7.5
Lebanon	6.3	6.5	14.4	13.8	12.4	11.6	10.2	7.1
Mill City	9.6	10.1	21.0	20.3	18.5	17.4	15.4	12.5
Stayton	5.0	5.6	12.1	12.1	11.2	10.6	9.0	10.5
Sweet Home	8.2	7.9	17.1	16.3	14.6	13.5	12.1	10.5
North Santiam Canyon	8.3	9.0	18.6	18.3	16.8	15.8	13.8	12.0
Linn County	6.6	6.3	13.8	13.3	11.8	11.0	9.8	8.5
Marion County	5.5	5.4	10.9	10.9	10.4	9.7	8.5	7.3
Oregon	5.1	5.1	11.1	10.6	9.4	8.8	7.7	6.9

Source: Oregon Employment Department

## 9.2 Economic Trends

The preceding section describes economic and employment characteristics of Scio and Linn County, but does not discuss state and regional economic trends. This section focuses on some of the regional economic trends that are expected to impact Scio. The City reviewed economic development reports for the Linn County region and talked with representatives from the Oregon

Employment Department, the Albany-Millersburg Economic Development Corporation (AMEDC), the Cascades West Economic Development District, Pacific Power, Northwest Natural Gas and the North Santiam Canyon Economic Development Corporation.

Local, regional and state economic development professionals were asked to identify community strengths and weaknesses, discuss challenges facing small cities in Linn County, identify competitive advantages or disadvantages, and discuss potential opportunities for meaningful economic growth in Scio and rural Linn County.<sup>4</sup>

#### **Region 4 (Linn, Benton and Lincoln County) - 10-Year Employment Forecast:**

In March 2014, the Oregon Employment Department released the 10-year employment forecast for Region 4 (Linn, Benton and Lincoln counties). Region 4 is projected to add 11,770 jobs from 2012 to 2022, a 12% increase during the 10-year period. Private sector employment will add 10,500 jobs and government sectors will add 1,720 jobs.<sup>5</sup> Job growth in Linn County is estimated to grow at an average annual growth rate of 1.15% from 2012 to 2022.

The Oregon Employment Department anticipates Region 4 job growth will occur in certain job sectors due to the effects of a number of broad societal trends:

- overall statewide economic recovery after the Great Recession,
- the need to replace jobs for baby boomers retiring from the work force,
- new jobs will require workers with advanced training, post-secondary education and/or college degrees,
- growth in the private education and health care sectors to serve an older population,
- expansion of professional services, leisure services and retail service jobs, and
- rebound of construction related industries.<sup>6</sup>
- agriculture, forestry and fishing will regain losses which occurred in the Great Recession and add jobs at a faster pace than the overall economy.<sup>7</sup>

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<sup>4</sup> Meetings and interviews with John Pascone, President, Albany Millersburg Economic Development Corporation; Charlie Mitchell, Executive Director, Cascades West Economic Development District; Tom Hogue, Economic Development Specialist, State of Oregon Department of Land Conservation, Will Summers, Workforce Analysis, Oregon Employment Department; Gary Bauer, Northwest Natural Gas and Doris Johnston and Alan Meyer, Community Development and Regional Development specialists for Pacific Power, Albany, Oregon; July and August, 2015.

<sup>5</sup> Oregon Employment Department, Region 4, 2012-2022 Long Term Employment Projections. [Long-Term Projections Show Broad-Based Job Opportunities in Benton, Lincoln, And Linn Counties - Article Display - QualityInfo](https://www.qualityinfo.org/documents/10182/92203/Linn%2C+Benton%2C+and+Lincoln+Counties+Employment+Projections+2012-2022?version=1.0); and <https://www.qualityinfo.org/documents/10182/92203/Linn%2C+Benton%2C+and+Lincoln+Counties+Employment+Projections+2012-2022?version=1.0>

<sup>6</sup> Oregon Employment Department. "*Employment Projections by Industry and Occupation 2012-2022, for Region 4 - Linn-Benton-Lincoln counties*", March 2014 Workforce and Economic Research Section, Salem, Oregon.

<sup>7</sup> Oregon Employment Department. "*Benton-Linn Labor Trends*", May 2015, pp 3-5.

Although overall economic growth is projected to be strong, there are several job sectors which are expected to buck these trends.

- The total number of federal government jobs is expected to decline.
- Manufacturing employment levels will remain flat.
- Natural resources industries and local government, including education, are projected to grow slowly during the next 10 years.

Oregon Employment Department staff anticipates small communities will face challenges in adding retail, service and manufacturing sector jobs during the next 10 years.<sup>8</sup> State economic development staff and local utility representatives for Pacific Power and Northwest Natural Gas concur that small communities will be challenged to retain or add new employers, partly due to their location away from the I-5 transportation corridor, lack of existing vacant industrial buildings and need for nearby workforce training programs.<sup>9</sup>

### **Comprehensive Economic Development Strategy (2010-2015):**

The Cascades West Economic Development District (CWEDD) prepares a 5-year economic development report for Lane, Lincoln, Linn and Benton counties. The District is designated by the U.S. Department of Commerce Economic Development Administration as the economic development planning agency for the region. The Comprehensive Economic Development Strategy (CEDS) report for the 5-year period from 2010 to 2015 includes economic development goals, strategies and an action plan for the four-county region.

The 2010 CEDS identifies six broad economic development goals for the region:

- Advance economic activities that provide a range of employment opportunities.
- Build on the region's entrepreneurial culture and assets.
- Support infrastructure assistance to communities.
- Provide technical assistance to communities and support capacity building efforts.
- Partner to improve workforce training and education
- Support the needs of rural areas.<sup>10</sup>

Although the CEDS planning area includes the Eugene/Springfield and Albany/Corvallis urban areas and the state's two major universities, the report articulates challenges facing the more than 30 small cities in the region. Small rural communities face challenges including, but not limited to,

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<sup>8</sup> Interview with Will Summers, Workforce Analyst, Albany office of the Oregon Employment Department. September 4, 2014.

<sup>9</sup> Op cit., interviews with Tom Hogue, Economic Development Specialist, Oregon Department of Land Conservation and Development; John Pascone, Albany-Millersburg Economic Development Corporation; Doris Johnston and Alan Meyer, Pacific Power and Alan Bauer, Northwest Natural Gas.

<sup>10</sup> *Comprehensive Economic Development Strategy (2010-2015)*, Cascades West Council of Governments and Lane County of Governments, June 2010, p.1.

- lack of shovel ready, fully serviced industrial sites,
- infrastructure deficiencies in water, wastewater, storm drainage and transportation,
- a continuing shift away from a natural resource and manufacturing based economy,
- concentration of retail/service businesses in urban centers and away from traditional small town business districts,
- growth of e-commerce and the need for reliable, high-speed broadband services, and
- the need for a highly educated workforce.

The 2010 CEDS recommends strategies that will enable small communities to compete more effectively in the regional economy. Strategies focus on infrastructure improvements, technical assistance and support for entrepreneurs and small businesses, workforce training for rural residents and redevelopment of older downtown commercial districts. The report identifies opportunities for historic and cultural tourism, expanded leisure services and development of hospitality based businesses.

The Cascades West Economic Development District (CWEDD) updates the Comprehensive Economic Development Strategy every 5 years. A DRAFT *Comprehensive Economic Development Strategy 2015-2020* (2015 CEDS)<sup>11</sup> has been prepared for the District. The DRAFT 2015 CEDS includes updated information on the regional economy and recommends revised economic development goals and strategies for the District. The document will undergo an agency and public review before final adoption by the District.

The 2015 CEDS stresses the importance of regional partnerships and collaboration in order to improve the economic base of the four-county region. Of particular importance to small communities will be the emphasis the 2015 CEDS on

- regional leadership in assessing, financing and improving public infrastructure,
- building on the region’s entrepreneurial culture, and
- making basic services visible and accessible to residents in all communities.

CWEDD Executive Director Charlie Mitchell indicated small towns in the region will need to develop realistic economic development strategies. For a community like Scio, he suggests the public sector provide leadership to revitalize its downtown business district. Public investment in streetscape, amenities, sidewalks and façade improvements may provide an attractive physical environment. Strong community leadership may not directly translate into immediate investment in new brick and mortar businesses, but will position the community to take advantage of opportunities that may arise in the retail/service sectors, leisure services or hospitality industries.<sup>12</sup>

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<sup>11</sup> DRAFT *Comprehensive Economic Development Strategy 2015-2020 for the Cascades West Economic Development District*, 2015. The Community Planning Workshop, a program of the Community Service Center, Public Policy Planning and Management (PPPM) Department at the University of Oregon.

<sup>12</sup> Interview with Charles Mitchell, Cascades West Economic Development District, August 2015.

## **Albany-Millersburg Economic Development Corporation**

The Albany Millersburg Economic Development Corporation (AMEDC) is a regional economic development organization which focuses on providing assistance to local industries. AMEDC focuses its efforts on the start-up, retention and expansion of manufacturing and traded-sector businesses that provide family-wage employment in the greater Albany area. AMEDC works with Linn County and Business Oregon to include industrial properties in the regional South Santiam Enterprise Zone. The majority of the industrially zoned land in West Scio and the City of Scio is included in the South Santiam Enterprise Zone, thereby qualifying for property tax incentives for capital investments in new buildings and equipment.

AMEDC President John Pascone has observed several trends which will affect economic development efforts in Linn County's small communities:

- Job creation will be generated by existing employers who are committed to the community.
- Small towns offer opportunities for budding entrepreneurs. They are great places to live; they offer opportunities for life-style businesses.
- Recruiting new industries is unlikely. Firms looking to relocate want shovel ready sites, existing public facilities, direct access to the I-5 corridor, proximity to universities and/or nearby work force training programs.
- Small towns should embrace who they are, build on local strengths and present themselves well.
- Strong community leadership, vision, civic pride, nice neighborhoods, good schools and an attractive cohesive business district are essential community characteristics that will encourage investment and revitalization.
- Successful small towns have a high quality of life, strong community leadership, a vision of the future, nice neighborhoods and well-maintained, cohesive business districts.

Mr. Pascone recommends city leaders build on the existing strengths in the community, make sure the City presents itself well and focus on being a great small town.

### **9.3 Community Economic Potential**

The Oregon Employment Department regional jobs forecast for Region 4 "Linn-Benton-Lincoln counties" will add more than 6,000 jobs from 2012 to 2022. In this forecast, OED's work force analysts estimate 34% of all new non-farm jobs will be in the manufacturing and industrial job sectors, with slow government job growth and the balance on new jobs created in the commercial/service job sectors.

Oregon Employment Department staff estimated there were 425 non-farm payroll jobs in Scio in the year 2013. Using the same 1.15% average annual growth rate that is in the Region 4 forecast, Oregon Employment Department staff forecast there will be 547 non-farm payroll jobs



in Scio by the year 2035, an increase of 122 jobs. Table ED-7 shows Scio’s historic employment numbers and the estimated job growth forecast through 2035.

Table ED-7  
**Historic Employment Levels and Estimated Job Growth to 2035**

Area	2000	2008	2013	2022 (+12%)	2035 (+1.15% annually)	Estimated Job Growth 2012-2035
Scio Residents Employed	278	325	335	371	431	96
# of Payroll Jobs in the Scio city limits			425	471	547	122
Linn County Total Employed	47,908	50,928	48,429	54,306	63,026	14,597
Scio Payroll Jobs as a % of Linn County Employment			0.88%	0.87%	0.87%	0.85%

Source: Oregon Employment Department; the 2022 and 2035 projections are based on a 1.15% average annual growth in Linn County employment from 2012 to 2035.

The City generally agrees with the regional job growth projections, but anticipates industrial sector and government sector job growth in the Scio area will be slower than in the Linn County region. The reasons for the city’s conclusions are in subsections 9.3.1 to 9.3.4 below. Table ED-8 allocates job growth in Scio for the 20-year period from 2015 to 2035.

Table ED-8  
**Employment by Job Sector**

Job Sector	Jobs in 2014	%	Jobs Added 2014 - 2035	%	Jobs in 2035	%
Manufacturing & industrial jobs	54	12%	+37	30%	91	17%
Government	159	37%	+10	8%	169	31%
Commercial and all other job sectors	212	50%	+75	62%	287	52%
<b>Total</b>	<b>425</b>	<b>100%</b>	<b>+122</b>	<b>100%</b>	<b>547</b>	<b>100%</b>

### 9.3.1 Industrial Sectors

The majority of Scio’s existing industrial sector jobs are in construction with few jobs in manufacturing or natural resource industries. In 2014, only 12% of Scio’s non-farm payroll jobs were industrial sector jobs.

As noted in the trends section above, regional economic development professionals anticipate industrial job growth is expected in the Albany/Corvallis and Salem metropolitan areas. Small

towns will be challenged to add industrial sector jobs.<sup>13</sup> Scio residents will have access to employment opportunities in nearby cities. Therefore, Scio will remain a bedroom community.

If any industrial job growth occurs in the Scio area, it is expected to come from expansion of existing industries or small business startups. A quick assessment of the City's industrial areas finds:

#### ***Competitive Advantages***

- Access and proximity to OR Hwy 226, with links to the I-5 corridor
- Water and Sewer infrastructure is available.

#### ***Competitive Disadvantages and Challenges***

- The City does not have any shovel ready industrial sites.
- There are no small industrial buildings or incubator spaces available for small business startups.
- Wetlands and flood plain areas on Peters Ditch and Thomas Creek severely limit the use of land zoned for industrial use.
- Scio is not on the I-5 transportation corridor; it is 15 miles east via Oregon Highway 226.

With few buildable industrial sites or vacant industrial buildings, it is unlikely large manufacturing firms will locate in the community. Scio's vacant industrial parcels are located in the special flood hazard zone or are impacted by locally significant wetlands, which may make these sites difficult to develop. In order to provide buildable land outside the special flood hazard area, the City will need to expand the UGB and designate additional land for industrial development.

As a result, the City anticipates new non-farm manufacturing and industrial sector jobs will comprise less than 30% of all new jobs in the community, compared to 34% of all new jobs county-wide. The City estimates 37 industrial sector jobs will be added by the year 2035.

### **9.3.2 Commercial and Service Business Sectors**

Historic downtown Scio is located on Main Street north of Thomas Creek. The wide streets and sidewalks, ample parking, hanging flower baskets and attractive building facades create a pedestrian friendly central business district with a small-town ambiance. Many buildings on Main Street were constructed around the turn of the century and add a special character to the city as a whole.

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<sup>13</sup> Op cit. The City consulted with local, regional and state economic development professionals in order to identify community strengths and weaknesses, discuss challenges facing small cities in Linn County, identify competitive advantages or disadvantages in Scio, and identify potential opportunities for meaningful economic growth in Scio and rural Linn County. Meetings and interviews with John Pascone, President, Albany Millersburg Economic Development Corporation; Charlie Mitchell, Executive Director, Cascades West Economic Development District; Tom Hogue, Economic Development Specialist, State of Oregon Department of Land Conservation, Will Summers, Workforce Analyst, Oregon Employment Department; and Doris Johnston and Alan Meyer, Community Development and Regional Development specialists for Pacific Power, Albany, Oregon; July and August, 2015.

The downtown commercial area on Main Street and the commercial area south of Thomas Creek on Highway 226 create a generally unified mixed use business district. The majority of commercial establishments are locally owned community-based businesses which serve residents of the city and the surrounding rural area. The Scio School District, Scio Mutual Telephone Association, and small businesses are the primary employers. All of Scio's schools within two blocks of the Main Street commercial area with Scio High School at the north end and Centennial Elementary School and Scio Middle School on NW 1<sup>st</sup> Avenue just west of Main St.

The community has retained a traditional mix of retail, service, and professional businesses; but the vitality of the commercial core has seen some erosion with the loss of anchor businesses including the bank, drug store, restaurant and several retail/personal services. These losses reflect broader societal changes and trends that have hurt small town business districts. The ease of commuting to jobs in nearby cities, the concentration of retail centers and professional services in larger cities and the advent of the e-commerce on the Internet have, and will continue to, affect Scio's business community.

The City can point to several business additions and expansions which have strengthened the local employment base. The relocation of Oregon State Bridge Construction to Scio in 2012 added a high wage construction contractor. Scio's small business core has been strengthened with the addition of the Covered Bridge Coffee House, the Scio Mutual Telephone Association's purchase and renovation of the old Sterling Bank building and the growth of Santiam RV expansion, Ennis Heating, Macro Solutions and other locally owned employers.

In 2015, the City's Planning Commission did a snapshot review of the commercial district and noted several competitive advantages and disadvantages:

### ***Competitive Advantages***

- Scio's Main Street has a strong sense of place. The architectural style of the early 20<sup>th</sup> century buildings fronting on the sidewalk create a historic downtown core area.
- There are small business anchors: groceries, hardware/building supplies, post office, medical/dental clinics and automotive services.
- Local businesses offer convenient services. The strong customer service orientation of local business owners is a strength.
- Scio is the K-12 education and government service center for Scio area residents with more than 150 local employees.
- The historic character of Victorian era and early 20<sup>th</sup> century homes adds charm and a distinct community ambiance.
- Scio's small town atmosphere and community events are positive assets.
- There are historic/cultural tourism opportunities. Nearby covered bridges, local community events and scenic by-ways attract visitors to the local area.

### ***Competitive Disadvantages and Challenges***

- Scio is close to Albany/Lebanon and Stayton/Salem so there is a high retail sales/services leakage.
- Scio's downtown is located within the Thomas Creek flood plain.
- In 2015, there were several vacant buildings and storefronts. The physical appearance and the lack of building maintenance discourage reinvestment.
- Some of the existing housing stock within and adjacent to the commercial zones is older and in need of demolition, repair or rehabilitation.
- New businesses will need to seek customers from a wider market area and will not be able to rely on local customers to be sustainable.
- Public spaces and streets do not attract people. There are no public gathering spaces, restrooms, plazas, green spaces or streetscape improvements to serve visitors.
- Scio's is close to employment and shopping in Albany/Lebanon and Stayton/Salem with a relatively easy 15-30 mile commute in all directions.

Table ED-8 estimates 85 commercial, service and government jobs will added by 2035.<sup>14</sup> The City of Scio anticipates the job growth in the commercial business sectors will occur in the retail, health care, hospitality/food services, professional services and be located in or near Scio's commercial area along Hwy 226 and North Main Street or in small home based business.

The City recognizes there are challenges to revitalizing the commercial district. In spite of these challenges, city officials anticipate Scio will continue to serve as a local business, education and service center for Scio area residents with a mix of selected community-based businesses.

Pro-active leadership and a public/private partnership will be needed to keep Main Street a vibrant center of the city. The community can recognize and celebrate the historic heritage of downtown. Private investments in building improvements, repairs and painting coupled with the careful design of the streetscape and public spaces can enhance the physical character of the Main St/Hwy 226 corridor as an attractive small town city center.

**a. Small Business Sector Growth:** Small business growth and investment has been actively encouraged and supported by local real estate professionals, the North Santiam Canyon Economic Development Corporation's GROW one-on-one business assistance program and services from the Cascades West Economic Development District. In 2015 they report greater optimism in the future and a commitment from community members to create businesses that will succeed in Scio. Small towns are seen as great places to live in; they offer opportunities for life-style businesses. Locally owned business development is expected to be a significant part of an expanding local economy.

Economic development professionals believe there are opportunities for job creation in several sectors:

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<sup>14</sup> Commercial, public and service sector job growth estimate for 2015 to 2035: (122 new jobs \* 70% = 85 new jobs).

- Internet-dependent businesses that allow business owners to live in rural communities. Scio’s broadband infrastructure can accommodate these types of businesses.
- Retail and services. There are opportunities for small storefront retail, professional, hospitality and service businesses that will cater to the needs of local residents. Local businesses that provide direct personal services for residents are needed to fill specific market niches.
- As the economy changes, the community can focus on retaining existing businesses and employers while also taking steps to restructure the business mix by filling the market niches or gaps as they occur.
- Business Assistance & Management Training. Local businesses can partner with area colleges, state agencies and economic development organizations to take advantage of business development assistance programs, education and work force training programs.

**b. Recreation / Tourism:** There is significant potential to build a tourism economy in Linn County. Scio has several assets it can capitalize on to capture a share of this potential tourist economy:

- Recreational/leisure services. Eco-tourism, biking, hiking, fishing, active and passive outdoor recreation, cultural, agri-tourism and cultural heritage tourism are all components of an expanding tourism base.
- Covered Bridges. The Hannah, Shimanek and Gilkey covered bridges are within five (5) miles of the city limits and are a focal point of covered bridge tours of the area.
- Marketing/Tourism Promotions: The Linn County Tourism Coalition can develop a coordinated marketing strategy and program for the County’s covered bridges, small towns and their nearby forests and rivers as a year-round recreational destination.
- Hospitality and Traveler Oriented Services: Scio has some traveler oriented businesses including a gas station, restaurant/coffee shop, and grocery store. Adding new businesses to the mix will enhance Scio’s role as a convenient stopping point for visitors.

### **9.3.3 Education and Government**

In 2013, K-12 education and local government jobs accounted for 159 of the 425 non-farm payroll jobs (37%) in the City of Scio, with the majority of the jobs in the public schools. Scio will continue its role as an education center with the Scio School District’s K-12 schools and District administrative offices located inside the city limits. Local schools will continue to be the largest employer in the City.

The City estimates local government job growth will be slow during the next 20 years. In 2015, the Oregon Connections Academy, an on-line K-12 education program, relocated its offices from the Scio School District to the Santiam Canyon School District in Mill City. The Scio School District lost 15-30 payroll certified teachers and support jobs with the transfer of the ORCA program to a new district. The education sector will need to recover these lost jobs before adding new ones. The number of school district employees is expected to grow slowly to accommodate small increases in the resident student population, but the level of state and federal education funding will determine when additional staff can be hired.

The City of Scio and Scio Rural Fire Protection are the other local government employers and neither anticipates any significant job growth during the 20-year planning period. Because of these issues, the City concludes the government share of all jobs in Scio will decline from 37% in 2014 to approximately 30% by the year 2035.

### 9.3.4 Employment Lands

The City of Scio has designated two plan designations in the Comprehensive Plan for private sector employment lands: Commercial and Industrial. There are three zoning districts for employment use inside the Scio UGB:

Commercial	(C)	Hwy 226 and North Main Street commercial areas
Light Industrial	(I)	Industrial zone inside the city
Limited Industrial	(UGA-LI)	Limited light industrial uses at the south end of UGB

In February 2015, the City completed an update of the *Scio Buildable Lands Analysis*. The buildable lands analysis report concludes the City of Scio has an adequate supply of buildable land inside the Scio Urban Growth Boundary to serve the needs of the community during the 20-year planning period from 2015 to 2035 to serve a projected population of 1,052 people by the year 2035.

Table ED-9 summarizes information from the buildable lands analysis report and shows there is an adequate supply of employment land designated for industrial uses, but a need to designate additional land for commercial uses.

Table ED-9  
**Buildable Lands Analysis**  
**Comparison of Land Need and Land Supply through 2035 In the Scio UGB**

Plan Designation	Net Buildable Land Available (Acres)	Buildable Land Needed (Acres)	Surplus Buildable Land Scio UGB (Acres)
Commercial	0.98	2.02	(1.04)
Industrial	4.86	4.10	0.76
Public	24.01	24.01	0

Source: City of Scio Buildable Lands Analysis Update, February 2015.

**Commercial Lands:**

Scio’s commercial district includes two commercial areas: (1) the downtown area on Main Street north of Thomas Creek and (2) the Highway 226 corridor extending from Thomas Creek south to SW 6<sup>th</sup> Avenue and east on SE First Avenue to the city limits.

- Downtown Commercial Area: Scio’s downtown commercial area is a mixed use area. The Scio Mutual Telephone Company main office, grocery store, post office, medical clinic, restaurant, hardware store, feed store, tavern and small retail shops are found along North Main Street. Homes and churches occupy the remaining land in the Commercial zone.
- Highway 226 corridor: The Highway 226 commercial area is located south of Thomas Creek and along SE First Avenue. Oregon Hwy 226 is the state highway that connects Scio to Albany/Lebanon and Lyons/Hwy 22.

In 2014 businesses included a gas station, automotive related services and repair, Scio Mutual Telephone Company maintenance and storage facilities, a heating contractor, professional and service oriented businesses and two fraternal organization meeting halls. The majority of land in the Hwy 226 commercial area is in residential use.

The City of Scio has approximately 17 acres of land zoned for commercial use. Table ED-10 shows 15.39 acres were committed to urban uses in 2014.

Table ED-10  
**Commercial Land Use in Scio (2014)**

Land Use	Commercial Zone (Acres)
Currently in Commercial Use	5.87
Currently in Residential Use	7.90
Currently in Public or Semi-Public Use	1.62
<i>Developed Commercially Zone Land</i>	<b>15.39</b>
Vacant and Redevelopable	1.31
Vacant (Constrained – not developable)	0.46
<i>Vacant Commercially Zone Land</i>	<b>1.77</b>
<b>Total Acres -- Commercial Zone</b>	<b>17.16</b>

Source: Linn County GIS February 2015 data

Although Scio has 17 gross acres of land zoned for commercial use in the Commercial (C) zone, they are not reserved exclusively for business or commercial activities. Table ED-10 shows fewer than six acres in commercial use and 9.52 acres are developed and committed to existing residential, churches, education or public uses and 0.46 acres are constrained from development



due to slopes along Thomas Creek or wetlands. This leaves only 1.31 acres that are vacant and/or redevelopable.

All of the available commercial sites in Scio inside the city limits are served by the City of Scio sewer and water systems. Water mains are sized to meet commercial fire-flow requirements.

There are several challenges to developing the identified buildable land for commercial use:

- The City sewer system is a STEP system and lagoons with limited capacity to handle major commercial and industrial customers with heavy BOD demands. If BOD demands are too great, the business cannot locate in Scio. Pre-treatment may be required.
- Vacant parcels are small, less than 0.50 acres in size. A developer will have to acquire multiple parcels to create a commercial site of adequate size.
- Infill and/or redevelopment projects will require acquisition of existing homes, demolition and site improvements. There are a several potentially redevelopable parcels where low value structures could be demolished. In order to create a commercial site of more than 0.5 acres, a developer will need to acquire existing homes in the commercial zone, consolidate parcels together and redevelop the property for commercial use.

The City of Scio will need 9.50 acres of buildable commercial land by the year 2035, a 2.02 acre increase from the 2014 total of 7.49 acres. Table ED-11 summarizes buildable land needs.

Table ED-11  
**Available Buildable Commercial Land**

Net Buildable Commercial Land Available in 2014 (Acres)	Buildable Commercial Land Needed by 2035 (Acres)	Surplus / (Deficit) Available (Acres)	Commercial Land In Residential Use in 2015 (Acres)
0.98	2.02	- 1.04	7.90

Sources: Linn County GIS February 2015 data and the *2015 Scio Buildable Lands Analysis Update*

In 2011, the City of Scio recognized it had a deficit of buildable commercially zoned land inside the City. In order to rectify the deficit and provide opportunities for redevelopment of older mixed use residential areas, the City rezoned approximately 5.2 acres of land inside the City along Hwy 226 south of Thomas Creek for future commercial use. Although a large majority of the 33 parcels of land are in residential use, the City concluded that many of these sites can be redeveloped for commercial use during the 20-year planning period.

Table ED-10 shows in the year 2014 there were 7.90 acres of land zoned for commercial use that were in residential use. The City believes that these 7.90 acres coupled with the 0.98 acres of NET Buildable Land provide opportunities for redevelopment and revitalization of the existing commercial areas of the City. Maintaining and enhancing the existing business district is the adopted policy of the City and is consistent with Land Use policies LU-8 and LU-9 in the *Scio Comprehensive Plan*.

The City has some concerns that some of these parcels, located in the Special Flood Hazard Area, will be too costly to redevelop due to cost of flood insurance and flood-proofing. There are other parcels that may be too small and cannot be consolidated into buildable sites of sufficient size to see redevelopment. The Planning Commission will need to monitor whether or not the existing residences in the Commercial zone are demolished or are converted to commercial uses. If the City finds there is not a conversion of existing dwellings to commercial uses or a consolidation of parcels into redevelopable sites, then the City may need to redesignate and rezone additional vacant commercial sites inside the UGB to serve the City’s commercial land need through the year 2035.

**Industrial Lands:**

The City has designated 20 acres for industrial use. In 2014, industrial uses occupied approximately 6 acres of land inside the Scio UGB, with the largest site occupied by Oregon State Bridge Construction. The City has designated 6.48 acres of vacant and infill land at the south end of the UGB for future industrial use. Table ED-12 shows that in 2014 there were 4.86 acres of buildable industrial land in the Scio UGB and an estimated need for 4.10 acres by the year 2035.

There are several challenges to developing the identified buildable land for industrial use:

- The buildable industrial sites are adjacent to Peters Ditch and several locally significant wetlands. Shallow flooding occurs when Peters Ditch overflows. Any development plans are required to comply with wetland protection measures and ensure flood flows are maintained in Peters Ditch.
- The industrially zoned properties on the west side of Hwy 226 and south of SW 6<sup>th</sup> Avenue have existing homes which requires acquisition, demolition and redevelopment. The City will need to evaluate whether or not these parcels are appropriately zoned.
- The largest, vacant industrial site is owned by the Scio Rural Fire Protection District and was originally purchased to enable the District to develop a training facility on the site.

The most significant constraints to immediate development are shallow flooding from Peters Ditch and the existence of locally significant wetlands. Hwy 226 is adjacent to all the industrial sites and City water and sewer services can be easily extended.

Table ED-12  
**Available Buildable Industrial Land**

<b>Buildable Industrial Land Available in 2014 (Acres)</b>	<b>Buildable Industrial Land Needed by 2035 (Acres)</b>	<b>Surplus / (Deficit) Available (Acres)</b>
4.86	4.10	0.76

Sources: Linn County GIS February 2015 data and the 2015 Scio Buildable Lands Analysis Update

**Other Employment Lands:**

In addition to the commercial and industrial employment lands, the City’s Public (P) zone, adjacent to the downtown Central Commercial area allows for education and local government related employment inside the City. The Scio School District, City of Scio and Scio Rural Fire Protection District employ approximately 150 people in the local K-12 school system and in the government offices.

## **GOALS AND POLICIES ECONOMIC DEVELOPMENT**

### **STATEWIDE PLANNING GOALS**

**GOAL 9 – ECONOMIC DEVELOPMENT:** To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

### **CITY OF SCIO GOALS AND POLICIES**

**Goal ED-1:** To diversify the local economy by supporting small business development and expansion of retail, professional, personal and hospitality services in Scio.

**Goal ED-2:** To revitalize Scio's commercial districts along the Main Street and Hwy 226 corridor through the City.

**Policy ED-1:** The City will cooperate with the Cascades West Economic Development District, the Albany-Millersburg Economic Development Corporation, Linn County, state and federal officials to implement regional economic development strategies that affect the Scio community.

**Policy ED-2:** The City will cooperate and coordinate with business development groups, Linn-Benton Community College and state employment programs to provide job skill training and support for small businesses.

**Policy ED-3:** The City will invest in public facilities and streetscape improvements in order to create an attractive commercial corridor along Main Street and Hwy 226 thereby encouraging revitalization of these commercial areas.

**Policy ED-4:** The City will pursue funding to improve public infrastructure, including downtown streetscape, restrooms and parking areas, storm drainage, flood control measures and Hwy 226 improvements to serve local businesses, commercial and industrial sites in Scio

**Policy ED-5:** The City will evaluate its inventory of buildable commercial and industrial properties every 5-7 years in order to ensure the City has adequate supply of buildable land for commercial and industrial development. As part of the review, the City should consider land located outside the current flood hazard zones.

**Policy ED-6:** The City will work with AMEDC and Linn County to include Scio's industrial lands in the South Santiam Enterprise Zone.

Policy ED-7: The City will work with regional economic development professionals to determine if there is a viable market for incubator / build-to-lease buildings to serve small local industries.

## Chapter 10 Housing

Statewide Planning Goal 10 and OAR 660-008 require Oregon’s cities to inventory the existing housing supply, assess housing needs and provide a 20-year supply of buildable residentially zoned land for future housing growth. The City must provide opportunities for the development of a variety of housing types at varying density, rent levels and cost ranges to meet the needs of the city’s growing population. ORS 197.303 describes needed housing types which must be allowed in the city for owner and rental occupancy. They include:

- Attached and detached single-family and multi-family housing
- Manufactured homes on individual lots zoned for single family residential use
- Manufactured home parks
- Government assisted housing

This Chapter reviews existing housing characteristics in Scio, local, state and national housing trends, housing costs and affordability and estimated housing needs for the City through the year 2035. The City of Scio is not required to comply with all of the Goal 10 housing requirements in ORS 197.296 because the city’s population is less than 25,000 people.

### 10.1 Scio’s Small Town Character and Residential Neighborhoods

Residents have chosen to live in Scio because it retains many of the best characteristics of a traditional American small town. They give many reasons why they made their individual decisions to make their home in Scio, but consistently reference the strong sense of community, neighborliness and camaraderie which bind the community together. Civic leaders generally agree on several key characteristics which make Scio a special place to live.

- |                    |  |
|--------------------|--|
| ▪ History          | The community respects, interprets and celebrates its history.   |
| ▪ Family & Friends | Generations of families have called the Scio area home. Residents have made life-long friendships and have personal relationships with their neighbors. <sup>1</sup> |
| ▪ Sense of Place   | The Victorian architecture, downtown, schools, covered bridges, surrounding agricultural region and picturesque Cascade foothills create a unique sense of place.    |

*“Small town inhabitants can be counted on to smile and wish us a good morning or good afternoon and mean it”*

<sup>1</sup> [How to find your ideal country home: Ruralize Your Dream](http://www.ruralize.com/country%20home/Small%20towns.html), Gene GeRue, 2009, Chapter 24.

- **Community Pride** Residents are proud to call Scio home. They have a strong sense of belonging, connection to schools, community events, civic groups, churches and local government.
- **Volunteer Spirit** Citizens are actively engaged in city government, schools and local civic organizations. People are willing to volunteer and welcome the opportunity to contribute.
- **Community Events** The cluster of local churches and civic organizations provide a multitude of opportunities for residents to become immersed in community events and activities.

Scio’s physical location in the mid-Willamette Valley was also given as one of the main reasons why Scio’s residents have chosen to live in the community. Scio’s location has several benefits which make it attractive:

- **Close to Jobs** Scio is close to jobs in Albany, Lebanon, Stayton, the North Santiam Canyon and Salem. These employment centers are a short commute away.
- **Basic Services** Local businesses provide basic goods and services; the necessities needed for everyday living are readily available.
- **Local Schools** K-12 public schools are all located within a 5-10 minute walk or a quick drive from homes in the City. Small classes, extra-curricular programs and youth sports make Scio a good community for families. Nearby community colleges and universities make higher education opportunities readily accessible for high school graduates and adults who want to pursue degrees or life-long learning.<sup>2</sup>
- **Safe Neighborhoods** Residents feel safe and secure in their homes. People know each other and interact with their friends and neighbors on a daily basis.<sup>3</sup>

Community leadership is essential for Scio to preserve its strong sense of community and effectively plan for its future. City leaders recognize strong communities are created and maintained by informed and intentional actions. Thoughtful design and continued investment in public spaces and privately owned buildings are needed to maintain and improve neighborhoods and the downtown business district and make them attractive to current and future residents. Scio’s elected and appointed officials have a strong desire to retain and improve upon the good qualities that exist in Scio’s quaint residential neighborhoods and downtown core.

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<sup>2</sup> Linn-Benton Community College, Chemeketa Community College, Oregon State University, Western Oregon University, Willamette University, and professional schools are within a reasonable driving distance of Scio.

<sup>3</sup> A focus group discussion was held in August 2015 with the Scio Planning Commission and local residents. These local residents identified characteristics of the community they value most and reasons why they have chosen to live in Scio.



City officials have identified several broad priorities they believe can ensure the community retains and improves its quality of life and provides safe, attractive neighborhoods.

**1. Focused and Dynamic Community Leadership.**

Local officials in the City of Scio, within the Scio School District and at Linn County make decisions which affect the daily lives of residents and students. City officials recognize consistent, effective local leadership is imperative to move the community forward.

**Effective community leaders have a . . .**

- positive attitude,
- entrepreneurial spirit,
- a strategic outlook,
- a vision for the future

**They . . .**

- anticipate and welcome change,
- focus on what the community can control,

**2. Revitalize Downtown.**

Maintaining Scio’s main street as a vibrant business district and historic neighborhood is essential to preserving a strong sense of place. Retention of successful local businesses, revitalization of the early 20<sup>th</sup> century building facades, recruitment of new employers and private investment and the provision of well-designed safe, walkable streets and public spaces are desired.

**3. Preservation and Restoration of Historic Buildings.**

Scio has more than 75 historic homes and commercial buildings dating back to the late 1800’s. Main Street has a rich collection of Victorian homes and commercial buildings which provide a unique architectural heritage. Reinvestment and restoration of Scio’s historic homes will preserve community heritage and ensure Scio’s residential neighborhoods remain unique and have a character not found in other mid-Willamette Valley communities.

**4. Improvement of Existing Neighborhoods.**

Many of Scio’s neighborhoods have narrow streets and a mix of homes and housing of different sizes, values and age. As new residents have moved into Scio, they have expressed different expectations concerning the public infrastructure the City provides and the physical appearance of their neighborhoods. They expect their neighborhoods to be attractive, have sidewalks, curbs and public services nearby.

Scio’s older neighborhoods can be enhanced by

- Adding sidewalks and pedestrian trails to connect neighborhoods with schools and the downtown business area.
- Providing neighborhood parks, playgrounds and open spaces to enable residents to play, recreate, exercise and interact with nature.
- Preserving heritage trees, planting new trees, retaining narrow streets and adding traffic calming measures to keep local streets walkable.

## 10.2 Housing Characteristics

Most of Scio’s residential areas were developed in a grid pattern in the early and mid-20<sup>th</sup> century. They are compact neighborhoods located east and west of Scio’s major thoroughfares, commercial district and near local schools. Development occurred slowly over time and there are few vacant, buildable lots in the older sections of town. Historic homes built in the late 19<sup>th</sup> and early 20<sup>th</sup> century are scattered throughout the City. The Thomas Creek Estates subdivision, the newest neighborhood at the southwest edge of the City, was developed in 2005 and has most of the remaining vacant residential lots.

Table H-1  
**Housing Stock in the Scio UGB  
 2015 Inventory**

Housing Type	Inside City Limits	In Urban Growth Area	Total Units	Percent of Total Units
Single Family Residential	237	12	249	70%
Manufactured/Mobile Home	58	7	65	18%
<b>SFR &amp; MH Total</b>	<b>295</b>	<b>19</b>	<b>314</b>	<b>88%</b>
Duplex	16	0	16	4.5%
Apartments	26	0	26	7.4%
<b>Multi-Family Total</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>12%</b>
<b>TOTAL</b>	<b>337</b>	<b>19</b>	<b>356</b>	<b>100%</b>

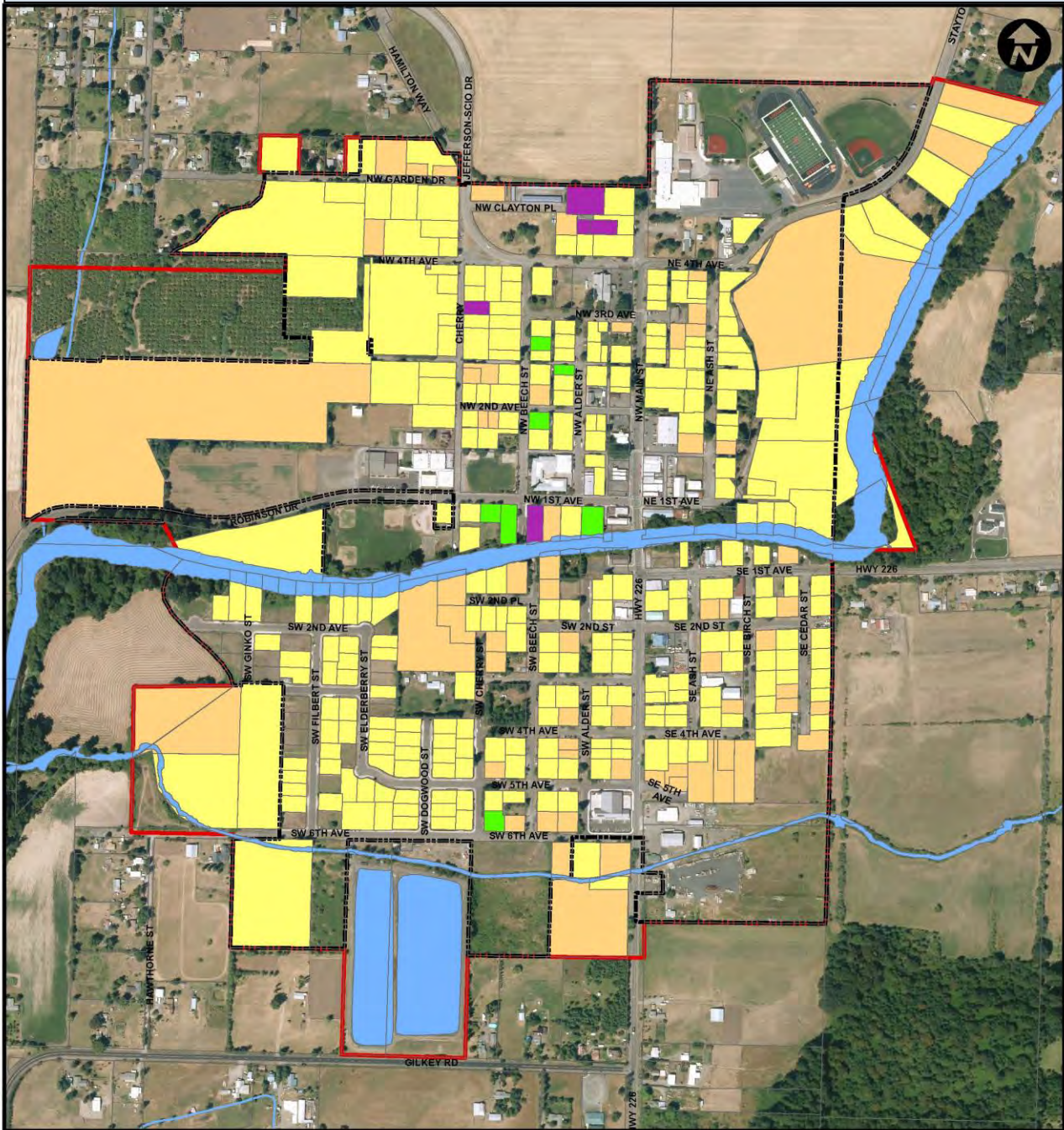
Sources: City of Scio building permit data, Linn County Assessor and Linn County GIS data, June 2015.

The City has compiled data on existing housing stock and housing trends from the U. S. Census Bureau, Linn County Assessor’s records and from City of Scio building permit data. The total housing unit mix within the Scio UGB is shown in Table H-1 and the locations of the housing units are shown on Map H-1 – “Housing Stock”.

In 2015, the City staff conducted a count of all housing stock within the city limits and Scio UGB. There were a total of 356 housing units: 337 were inside the City and an additional 19 housing units outside the city limits within the urban growth area. Existing housing includes stick-built single family dwellings, manufactured homes on individual lots, duplexes, and apartments.<sup>4</sup> Stick-built single family homes and manufactured homes are both considered “single family dwellings”, while duplexes and apartments are considered multi-family dwellings. In 2015 Scio’s residential housing mix was 88% single family housing units and 12% multi-family units. The City did not have any group quarters.

<sup>4</sup> The City conducted its inventory in June 2015. The 2010 Census identified 324 housing units inside the City of Scio. In 2015, the City counted 337 housing units inside the city limits and another 19 housing units outside the City limits inside the UGB.

# Map H-1 – Scio Housing Stock



City of Scio

Map Revised 12/01/2015.  
Data Provided by the City  
of Scio and Linn County.

## Scio Housing Stock



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

### Legend

Housing Stock		City Limits	
<span style="color: green;">■</span>	Duplexes and 4Plexes	<span style="border: 1px dashed black; display: inline-block; width: 10px; height: 10px;"></span>	City Limits
<span style="color: orange;">■</span>	Manufactured or Mobile	<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span>	Ugb
<span style="color: purple;">■</span>	Multi-Family Residence	<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Taxlots
<span style="color: yellow;">■</span>	Single Family Residence	<span style="color: blue; border-bottom: 1px solid blue; display: inline-block; width: 10px;"></span>	Rivers and Streams



Table H-2 shows the age of Scio’s housing stock. Overall, it shows Scio’s slow, but steady growth throughout the 20<sup>th</sup> Century and the early 2000s. New housing was added in the decades of the 1960s, 1970s and early 2000s, which reflected the growth that occurred throughout the Willamette Valley during those decades.

Table H-2  
**Age of Housing Stock**  
**All Housing Units inside the City of Scio and Scio Urban Growth Area**

Date Structure Built	SFR	MH	MFH	Total
Built 2010 or later	18	1	0	19
Built 2000 to 2009	44	9	0	53
Built 1990 to 1999	2	29	0	31
Built 1980 to 1989	13	11	0	24
Built 1970 to 1979	24	15	18	57
Built 1960 to 1969	27	0	20	47
Built 1950 to 1959	25	0	0	25
Built 1940 to 1949	16	0	0	16
Built Prior to 1940	80	0	4	84
<b>Total All Housing Units in UGB</b>	<b>249</b>	<b>65</b>	<b>42</b>	<b>356</b>

Sources: Linn County Assessor and Linn County GIS records, June 2015.

### 10.2.1 Owner-Occupied and Rental Housing

Table H-3 shows the occupancy by owner/renter over time. From 2000 to 2010, the total number of occupied housing units inside the city limits increased from 265 to 306, with a slight percentage decrease in the number of owner-occupied units from 69% to 65%. The percentage of owner-occupied dwellings in Scio matched the Linn County percentage of owner-occupied dwellings which was also 65% in 2010.

Table H-3  
**Change in Tenure**  
**Owner-Occupied and Rental Housing Units**  
**City of Scio 2000 to 2010**

	2000 Census	%	2010 Census	%	Change 2000 to 2010	% increase
Owner Occupied	182	69%	200	65%	18	10%
Renter Occupied	83	31%	106	35%	23	28%
<b>Total</b>	<b>265</b>	<b>100%</b>	<b>306</b>	<b>100%</b>	<b>41</b>	<b>15%</b>

Sources: 2000 US Census SF-1 and 2010 US Census DP-1 General Population & Housing Characteristics

### 10.2.2 Vacancy Rates

2010 Census data shows 18 vacant housing units in Scio with an overall vacancy rate of 5.6% inside the City, with a homeowner vacancy rate of 1% and a rental vacancy rate of 7%. Scio’s 5.6% vacancy rate was lower than the 2010 Linn County vacancy rate of 7.4%. The City has used Linn County’s 7.4% vacancy rate in order to calculate the number of needed housing units.

### 10.2.3 Household Size and Composition

The 2010 Census showed the average household size in Scio was 2.74 persons per occupied housing unit. The household size in Scio was larger than the Linn County average household size of 2.55 persons per household and the state average of 2.47 persons per household.

Table H-4  
Average Household Size - 2010

	Oregon	Linn County	Scio
<b>Average Household Size</b>	<b>2.47</b>	<b>2.55</b>	<b>2.74</b>
Owner Occupied	2.53	2.57	2.77
Renter Occupied	2.36	2.52	2.68

Source: US Census 2010 DP-1 General Population & Housing Characteristics

Table H-5 shows the household composition in Scio was similar to both Linn County and the State of Oregon, but with a slightly higher proportion of households with children. This reflects Scio’s higher percentage of children and its younger median age (34.8 years) compared to Linn County (39.2 years) and the State of Oregon (38.4 years).

Table H-5  
Household Composition - 2010

Household Type	Oregon	%	Linn County	%	Scio	%
<b>Households w/ children</b>	<b>414,160</b>	<b>27%</b>	<b>12,752</b>	<b>28%</b>	<b>94</b>	<b>31%</b>
Married-couple family	283,674	19%	8,537	19%	64	21%
Female householder, no husband present	92,646	6%	2,871	6%	22	7%
Other families	37,840	2%	1,344	3%	8	3%
<b>Households without children</b>	<b>1,104,778</b>	<b>73%</b>	<b>32,452</b>	<b>72%</b>	<b>212</b>	<b>69%</b>
Married-couple family	450,067	30%	14,994	33%	96	31%
Other families	99,240	7%	3,230	7%	35	11%
Non-families	555,471	37%	14,228	31%	81	26%
<b>Total</b>	<b>1,518,938</b>	<b>100%</b>	<b>45,204</b>	<b>100%</b>	<b>306</b>	<b>100%</b>

Source: US Census 2010 DP-1 General Population & Housing Characteristics

In estimating future household size through the year 2035, the City has relied on the safe harbor provisions allowed for in OAR 660-024-0040(8)(a). The City assumes household size will remain at 2.74 persons per household, the figure found in the 2010 Census.

## 10.2.4 Housing Density

The City compiled data on the overall housing density inside the city limits. The City reviewed residential density by zoning district and by the housing type.<sup>5</sup> The City of Scio has two residential zones: Single Family Residential (R-1) and Multi-family Residential (R-2). Table H-6 shows the net density in each zoning district for tax lots that have existing residential uses.

Table H-6  
**Residential Density of All Housing Units by Zoning District  
 Inside the Scio City Limits of July 2015**

Zoning District	Zone	Number of Dwelling Units	%	Total Acres <sup>6</sup>	Density DU/Net Acre <sup>7</sup>
Single Family Residential	R-1	251	74%	83.04	3.02
Multi-Family Residential	R-2	44	13%	5.24	8.40
Commercial	C	41	12%	8.43	4.86
Light Industrial	LI	1	<1%	0.48	2.08
<b>Total</b>		<b>337</b>	<b>100%</b>	<b>97.19</b>	<b>3.47</b>

Source: Linn County GIS

The R-1 zone has 74% of all dwelling units and a net density of just over 3 units per acre. The R-2 zone includes all of the duplexes and apartment units in the city limits, as well as single family dwellings. Overall density in the R-2 zone is 8.4 units per acre.

The Commercial (C-1) zone includes the majority of the remaining dwelling units in the City. In 2011, the City found it had a deficiency of buildable commercial land. After a review of potential future commercial sites, the City recommended that 4.5 acres south of Thomas Creek and adjacent to Hwy 226 be rezoned from R-1 Residential to the C-1 zone. The City concluded these thirty-five properties had potential for future redevelopment to commercial uses. This area included 30 existing homes on small lots. The overall density of 4.86 units per acre in the Commercial zone reflects the smaller size of the residential parcels in the C zone.

<sup>5</sup> The City of Scio is not required to conduct a housing density or housing mix analysis required under ORS 197.296 because the city's population is less than 25,000 people.

<sup>6</sup> Total acres is the sum of all of the tax lots in each zone that are in residential use. It does not include vacant parcels, right-of-way, public open space or parcels used for another use. For example, in the R-2 zone, there are 44 dwelling units on 15 tax lots with a total acreage of 5.24 acres.

<sup>7</sup> Net density is 8.40 units per acre (44 dwellings ÷ 5.24 acres = 8.40 dwelling units per net acre).

Table H-7 shows the density by residential housing type, regardless of the zone.

Table H-7  
**Residential Density of All Housing Units by Housing Type  
 Inside the City Limits as of July 2015**

Housing Type	Number of Dwelling Units	%	Total Acres	Density DU/Net Acre
Single Family Residences – detached	237	70%	76.89	3.08
Manufactured Homes	58	17%	17.26	3.36
Duplex	16	5%	1.49	10.74
Apartments (3+ units)	26	8%	1.55	16.77
<b>Total</b>	<b>337</b>	<b>100%</b>	<b>97.19</b>	<b>3.47</b>

Source: Linn County GIS

### **10.3 Local, State and Regional Trends**

The existing housing and demographic data provide a snapshot of the Scio community in 2015. In order to understand the dynamics of the local housing market the city has reviewed local, regional and national demographic, economic and housing trends that are relevant to the local and mid-Willamette Valley. They are used to draw conclusions and plan for the development of new housing during the 20-year planning period to 2035.

#### **10.3.1 Scio Housing Trends from 1990 to 2015**

From 1990 to July, 2015, 98 housing units were added inside the City of Scio. Of these, 64% were single-family dwellings and 36% were manufactured homes on individual lots. No new duplexes or multi-family apartments were constructed. The City utilized city building permit records, Linn County Assessor records and GIS data to review new housing constructed during the period.

During the 1990s and early 2000s most of the new dwellings added in the City were manufactured homes placed on existing ¼ acre+/- residential lots scattered throughout the community. Since 2005 only one new manufactured home has been placed in the City of Scio.

In 2006, the Thomas Creek Subdivision, a 77-lot single family residential development, was completed on the southwest edge of the city with access from SW 6<sup>th</sup> Avenue. The first homes built in the development were moderately priced spec-homes ranging in size from 1500 square feet to 2,200 square feet and a few larger custom-built homes up to 3,000 square feet in size. With the onset of the recession at the end of 2008, new home construction slowed dramatically. Only seven building permits for new single family homes were issued from 2009 to 2013.

Recovery began in 2014. From April 2014 to July 2015, the city issued 13 new single family building permits and one manufactured home placement permit. Most permits were for smaller



1,400 to 1,800 square foot homes in the low- to moderate-price range within the Thomas Creek Estates subdivision. The one manufactured home permit issued was to replace a structure destroyed by fire. As of December 1, 2015 there were 21 vacant lots remaining in the Thomas Creek Estates subdivision.

Table H-8 shows the housing mix for structures built from 1990 through 2015.

Table H-8  
**Recent Housing Mix by Housing Type in City of Scio  
 (1990-2015)**

Housing Type	1990 to 1999	2000 to 2009	2010 to 2015	Total	%
Stick-built, Single Family Detached	2	43	18	63	64%
Manufactured Home	27	7	1	35	36%
Duplex	0	0	0	0	0%
Apartments	0	0	0	0	0%
<b>Total</b>	<b>29</b>	<b>50</b>	<b>19</b>	<b>98</b>	<b>100%</b>

Source: Linn County GIS and City of Scio Building Permit data

Table H-9 shows that nearly all of the new housing built between 1990 and 2015 occurred on properties in Scio’s R-1 single family residential zone, with an overall density of 2.83 units per net acre. The four housing units added inside the City within the R-2, C and I zones were single family dwellings or manufactured homes.

Table H-9  
**Residential Density of New Housing Units  
 Constructed from 1990 to 2015**

Zoning District	Zone	New Dwellings Units Added 1990 to 2015	%	Total Acres	Density DU/Net Acre
Single Family Residential	R-1	94	96%	32.99	2.85
Multi-Family Residential	R-2	2	2%	1.01	1.98
Commercial	C	1	1%	0.12	8.33
Industrial	I	1	1%	0.48	2.08
<b>Totals inside City Limits</b>		<b>98</b>	<b>100%</b>	<b>34.60</b>	<b>2.83</b>
Urban Growth Area – Rural Residential Zones	RR 1.0, RR 2.5 & UGA-UGM-10	5	-	12.46	0.40

Source: Linn County GIS and City of Scio Building Permit data.

Over the past 25 years, no duplexes or apartments have been constructed. Over the past 10-years (2005 to 2015), fifty-five (55) of the fifty-six (56) new dwelling units have been stick-built homes. Realtors and city staff attribute the lack of diversity in the housing market to several factors: (1) the development of the Thomas Creek Estates subdivision, with its restrictive deed

covenants requiring construction of new stick-built homes, (2) the lack of vacant land inside the city limits zoned for duplex and multi-family housing, (3) the troubled home loan industry and foreclosure crisis of the late 2000s, and (4) lack of financing available for rental housing construction.

### **10.3.2 Local Issues that May Affect Housing Development in Scio 2015-2035**

The City has identified several issues that may affect new housing development in Scio but may not apply to nearby communities in the Mid-Willamette Valley.

1. Thomas Creek Estates Build-out: Scio estimates the City's population will reach 1,052 people by the year 2035. In the next five years from 2015 to 2020, the city anticipates the population will grow from 830 to 898 people by the year 2020, with an average annual growth rate of 1.18%.<sup>8</sup> Most of this growth will occur in the Thomas Creek Estates subdivision, which is expected to add 27 new homes by the year 2020 and enable the City population to reach 900 people. In 2015 the relaxation of lending requirements is making home-ownership attractive for first-time homebuyers. Local realtors are actively marketing the lots to local builders. Once these lots are sold there will be a need for new subdivision lots.
2. Sewer Lagoon Capacity: The City's public works director has expressed concern that the design capacity and operational capabilities of the City's sewer lagoons may be limited, with a maximum operational capacity to serve 900+/- residents. He noted that some short-term improvements may slightly expand the system's capacity, but before improvements are designed a study of the existing treatment lagoons is needed to verify the remaining capacity in the system. A wastewater facilities master plan is needed to identify wastewater facility improvements that will be required to serve the planning population through the year 2040.<sup>9</sup>
3. Flood Hazard Regulations and Flood Insurance Rates: The majority the buildable land in Scio is located in the Thomas Creek flood hazard area, which may create significant impediments for future development. Two National Flood Insurance Program changes are anticipated in the next five years: flood insurance rate increases and more stringent development regulations within the flood hazard area.
  - National Flood Insurance Program (NFIP) Rate Increases: The National Flood Insurance Program (NFIP) offers flood insurance to homeowners, renters and business owners. In 2014, Congress adopted the Homeowner Flood Insurance

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<sup>8</sup> See Chapter 3 "Demographics" of this Comprehensive Plan for the adopted City of Scio 2035 population forecast. The population forecast for Linn County and its incorporated cities will be updated in 2016-17 by the Population Research Center, College of Urban and Public Affairs, at Portland State University.

<sup>9</sup> Ibid. In April 2015, the City of Scio adopted a 20-year population estimate for the City of Scio, 1,052 people by the year 2035. As noted in the above footnote, this population forecast will be updated in 2016-17. The National Pollution Discharge Elimination Permit (NPDES) for the city's sewer lagoons expires in July 2016. The City anticipates the new NPDES Permit will require the City to prepare a Wastewater Facilities Master Plan for the subsequent 20-year planning period through the year 2040.

Affordability Act of 2014 (HFIAA). Property owners with buildings in the flood hazard area will see higher flood insurance rates. Insurance premiums will rise, 9% to 25% annually into the 2020s, depending on type, elevation and location of the building.

- Flood Insurance Regulations: The City of Scio has adopted a flood hazard ordinance that exceeds FEMA requirements to reduce the risk of flooding and protect new structures from being impacted by the periodic shallow flooding from Thomas Creek. New more stringent development regulations are anticipated by the year 2020 from the NFIP program that may increase development costs or limit where new development can occur.

Together these NFIP program changes will impact the cost of owning or renting a home or business. The City anticipates rising flood insurance rates may discourage future investment in rehabilitation of existing structures or make it more difficult to obtain financing to construct new homes and businesses inside the City. City officials will have to carefully monitor the short-term and long-term impacts of the flood insurance rate increases and the NFIP regulatory changes have on the community. A re-evaluation of the city's buildable lands inventory and an expansion of the Scio Urban Growth Boundary may be needed to provide buildable residential and employment land.

### **10.3.3 National Housing Trends**

National real estate and housing markets have witnessed a resurgence from the depths of the Great Recession. The Urban Land Institute's 2015 annual report on real estate reviews the current and emerging trends in real estate, commercial and industrial investment and macro-economic conditions affecting development.<sup>10</sup> A 2015 report by The Joint Center for Housing Studies at Harvard University discusses national housing trends.<sup>11</sup>

The ULI report notes the following demographic and macro-economic trends are affecting real-estate investment and housing markets across the country:

#### *Demographics and Labor Force:*

1. Baby Boomer Generation. Baby boomers will move further into retirement years, with many working longer into their retirement years. Boomers are living close to children and family is a higher priority; they are not seeking to relocate to retirement communities. As the baby boomers fully retire, there will be labor market shortages and competition for skilled employees. Some boomers will have IRA and retirement funds available for discretionary spending, while others will struggle and rely on family/government to support daily living expenses.

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<sup>10</sup> Urban Land Institute, "2015 Emerging Trends in Real Estate: United States and Canada"

<sup>11</sup> The Joint Center for Housing Studies of Harvard University "The State of the Nation's Housing – 2015".

2. Millennial Generation. The millennial generation (born 1985 to 2004) is entering the labor force in large numbers and will have an increasing impact on the housing market in the next decade. During the recession, millennials have stayed in school, lived at home, rented and delayed home purchases. Home ownership rates will increase as they get older.

Economic Forces:

1. Community Reinvestment and Infrastructure. Growth will take place in communities that invest in infrastructure, public facilities and educational facilities. Attractive communities are ones that appeal to both baby boomer and millennial generations.
2. Business and Technology. Offices and retail will continue to downsize and e-commerce will continue to grow. In order to compete effectively, companies must be focused, efficient and effective in serving their customers and defining their niche in the market.
3. Urban Areas will be attractive for work, home, arts and culture. The 18-hour city, such as Portland, Seattle and Charlotte, NC, that have with great urban design, public spaces and livable neighborhoods are highly desired.
4. Housing. There is increasing confidence in the residential housing market with opportunities for multi-family housing near urban centers.
5. Poor Investment Opportunities. Suburban development and properties dependent on “tract” housing at the edge of urban centers, that might typically be termed “sprawl” are seen as poor investment options.

The Joint Center for Housing Studies at Harvard University describes national housing trends in more detail.<sup>12</sup>

Demographic Changes:

1. With the aging of the baby boomer generation, housing stock needs to meet the needs of a large, growing senior citizen population. There is a need for housing that is affordable, accessible and has nearby health and support services desired by older Americans.
2. Millennials prefer urban settings and will continue to have a higher proportion of renters. They are less likely to buy single family homes in suburbs and rural areas compared to previous generations.

Home Ownership:

Overall, the housing market has rebounded since 2010 and median home prices are up, but in 2015 there are still lingering effects of the Great Recession and mortgage lending crisis that have dampened the recovery of the home ownership market.

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<sup>12</sup> The Joint Center for Housing Studies of Harvard University “The State of the Nation’s Housing – 2015”.

1. In 2014 the nation's homeownership rate dropped to a 20-year low of 64.5% of all households.
  - Weakness in traditional neighborhoods with single family homes extends to all areas of the country: urban, suburbs and rural.
  - The homeownership rate for people in their 30's and 40's is down significantly compared to prior post WWII generations.
  - The millennial generation has not entered first-time homebuyer market as quickly as prior generations. As this generation reaches their 30's and early 40's they are expected to purchase new homes and buy homes in the trade-up home market.
2. The single family housing recovery is lagging
  - Fewer single-family housing starts in 2014 than in any year from 1959 to 2007.
  - Weakness in sales of new homes.
  - 3% drop in existing home sales in 2013-14.
  - Proportion of first-time homebuyers was 33% in 2014; well below pre-recession 40% rate.
  - First-time homebuyers are purchasing single-family dwellings; nearly half in suburban areas.
3. Potential homebuyers have trouble accessing mortgage financing due to tight credit policies, lack of \$\$ for down-payments and 20% of homebuyers are saddled with high-levels of student loan debt.
4. Outlook. The housing market will be more stable with consistent low interest rates, fewer sales of foreclosed homes and some new housing starts. Coupled with low unemployment rates, modest wage and household income growth, and general economic recovery the demand for home ownership is expected to grow.

### Rental Housing:

1. The number of rental households has grown for 10 consecutive years (2005-2014).
2. Multi-family unit construction is up; reaching the highest levels since 1987. Units are being built in urban areas for the high-end of the market; providing housing for the growing segment of upper income and baby boomer renters who are looking to downsize and locate in urban areas. 35% are single family rental units.
3. With the high demand for rental units rising; vacancy rates are declining.
4. Rental costs increased 3.2% in 2014. Almost 50% of all renters had housing cost burdens where more than 30% of their income was used to pay for housing.
5. Affordable housing and government assisted housing options are limited in all market areas. Rental assistance is a challenge for disabled and seniors. Existing federal, state and local programs are overwhelmed with demand. New affordable housing options are limited.

### 10.3.4 Scio and Linn County Demographic Trends and Housing Affordability

The City compiled demographic and housing data from the U. S. Census Bureau’s 2010 Census and the American Community Survey 2009 to 2013 5-Year Estimates in order to compare local data in Scio with Linn County and statewide data.

#### Household Income:

Median household income for residents in Scio is significantly lower than the median household income for residents of Linn County and the State of Oregon, as shown in Table H-10.

Table H-10  
**Household Income**  
**Oregon, Linn County and the City of Scio**

Household Income	Percentage of Households		
	Oregon	Linn County	Scio
\$150,000 or more	7.1%	2.7%	0.0%
\$100,000 to \$149,999	12.0%	8.8%	10.4%
\$75,000 to \$99,999	12.5%	13.6%	18.3%
\$50,000 to \$74,999	18.7%	21.2%	23.9%
\$25,000 to \$49,999	25.5%	27.9%	28.7%
Under \$25,000	24.3%	25.9%	18.7%
Total	100%	100%	100%
<b>Median Household Income (2013)</b>	<b>\$ 50,229</b>	<b>\$ 46,939</b>	<b>NA</b>
<b>Median Household Income (2010 Census)</b>	<b>\$ 49,260</b>	<b>\$ 45,862</b>	<b>\$ 38,958</b>

Source: US Census Bureau, American Community Survey 2009-2013 5 Year Estimates, DP03, Selected Economic Characteristics.  
 US Census 2010

Scio’s median household income was only 85% of the median income in all Linn County households and 77% of income for all households in the State of Oregon. Some of the difference may be attributed to the younger population, higher number of households with children at home, the lack of high-value suburban homes, and Scio’s small town rural character. Table H-10 shows Scio has fewer high-income households, a higher proportion of middle income households and a significantly lower proportion of low-income households than either Linn County or the State.

#### Housing Values:

In Scio 65% of the existing dwelling units are owner-occupied dwellings. Of these owner-occupied dwellings 86% of the existing homes in Scio in the year 2013 had a value between \$100,000 to \$300,000, as shown in the highlighted lines in Table H-11. The City had very few homes valued under \$100,000 and no high-value residences.

Table H-11  
**Median Housing Value, Owner-Occupied Housing  
 Linn County and the City of Scio  
 2013**

Value	Linn County	%	Scio	%
Less than \$100,000	4,967	17%	10	5%
\$100,000 to \$199,000	13,178	44%	119	60%
\$200,000 to \$299,000	6,813	23%	52	26%
\$300,000 to \$399,000	2,919	10%	15	8%
\$400,000 to \$499,000	1,095	4%	3	2%
\$500,000 or more	880	3%	-	0%
	<b>29,852</b>	<b>100%</b>	<b>199</b>	<b>100%</b>
<b>Median Housing Value</b>	<b>\$ 173,600</b>		<b>\$ 182,800</b>	

Source: US Census Bureau, American Community Survey 2009-2013 5 Year Estimates B25075, Median Housing Values for Owner-Occupied Dwellings

Table H-12 graphically compares the value of homes in Scio and Linn County. It shows Scio has a higher proportion of owner-occupied homes valued between \$100,000 and \$300,000. Compared to Linn County, the city had fewer low-value and high-value dwellings, which reflects the low to moderate- income demographics of the residents.

Table H-12  
**Percent of Owner-Occupied Housing Units by Average Housing Value  
 City of Scio – 2009-2013 ACS**

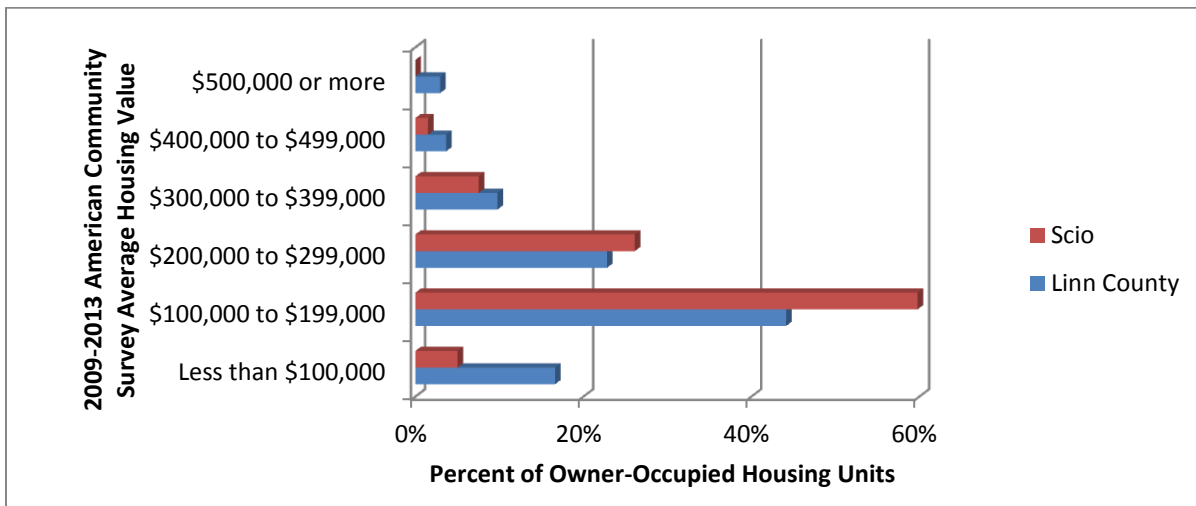


Table H-13 shows that the value of housing in Scio has risen faster since 2005 than overall housing values throughout Linn County. This change reflects the higher values of the new homes built in the Thomas Creek Estates subdivision. Linn County Assessor’s data shows almost all of the 55 new homes constructed from 2005 to 2015 are moderately priced homes with



a value of \$200,000 to \$300,000 per home. Because of the small overall number of dwellings in the City, the addition of these structures drove the increase in median home value in Scio.

Table H-13  
**Median Housing Value, Owner-Occupied Housing**  
**Linn County and the City of Scio**  
**2000, 2010 and 2013**

Year	Median Value of Owner-Occupied Housing	
	Linn County	Scio
2000 Census	122,900.00	109,500.00
2006 to 2010 ACS	180,300.00	144,800.00
2009 to 2013 ACS	173,600.00	182,800.00
<b>Change 2000 to 2013</b>		
Amount	50,700	73,300
Percent Change 2000 to 2013	41%	67%
<b>Change 2010 to 2013</b>		
Amount	(6,700)	38,000
Percent Change 2010 to 2013	-4%	26%

Source: US Census Bureau, 2000 Census, SF3 H085  
 US Census Bureau, American Community Survey 2006-2010 5 Year Estimates and  
 US Census Bureau, American Community Survey 2009-2013 5 Year Estimates  
 B25077, Median Housing Values for Owner-Occupied Dwellings

**Housing Costs:**

Rental housing comprises 35% of the housing stock in Scio. Tables H-14, H-15, and H-16 show the median contract rent and overall monthly median housing costs in Scio compared to nearby cities in Linn and Marion counties.

Table H-14  
**Median Contract Rent**  
**Selected Cities in Marion and Linn counties**

Linn County Cities	2009-2013 ACS Median Rent	Marion County Cities	2009-2013 ACS Median Rent
Albany	786.00	Aumsville	1,088.00
Brownsville	888.00	Detroit	932.00
Lebanon	842.00	Gates	817.00
Lyons	648.00	Jefferson	922.00
Mill City	791.00	Salem	781.00
<b>Scio</b>	<b>786.00</b>	Silverton	751.00
		Stayton	687.00
		Sublimity	886.00
		Turner	866.00

Source: US Census Bureau, American Community Survey 2009-2013 5 Year Estimates  
 B25064, Median Gross Rent, Renter occupied housing units paying cash rent

Table H-15  
**Median Gross Rent**  
**Scio compared to Linn County**

Year	Median Gross Rent	
	Linn County	Scio
2000	580	513
2006-2010	737	720
2009-2013	798	786
<b>Change 2010 to 2013</b>		
Amount	61	66
Percent Change 2010-2013	8.3%	9.2%

Sources: US Census Bureau, 2000 Census, Summary File SF3, H063  
 US Census Bureau, American Community Survey 2006-2010  
 US Census Bureau, American Community Survey 2009-2013  
 5 Year Estimates, B25064 – Median Gross Rent

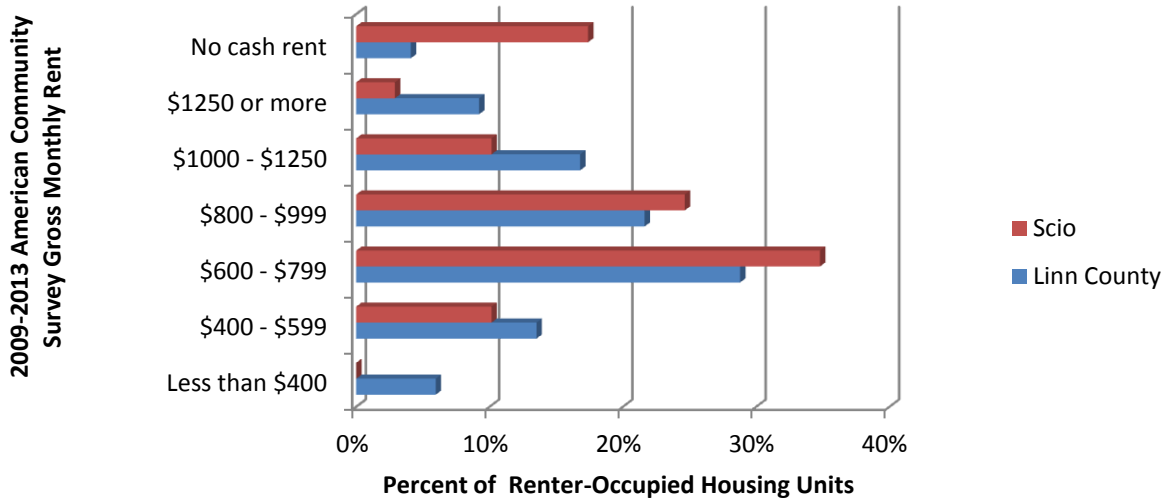
At \$786 per month the median rent in Scio was comparable to rents charged in nearby communities and very close to Linn County’s median rent rate of \$798 per month in 2013. There are very few low-cost and high-end rental units in Scio. The majority of Scio’s rental housing cost was found in the mid-price range from a \$600 to \$1000 per month rental rate.

Table H-16  
**Median Gross Rent – Renter Occupied Housing Units**  
**Scio compared to Linn County**  
**ACS 2009-2013**

Monthly Gross Rent	Linn County	%	Scio	%
Less than \$400	886	6%	-	0%
\$400 - \$599	2,010	14%	7	10%
\$600 - \$799	4,281	29%	24	35%
\$800 - \$999	3,217	22%	17	25%
\$1000 - \$1250	2,497	17%	7	10%
\$1250 or more	1,370	9%	2	3%
No cash rent	609	4%	12	17%
<b>Total</b>	<b>14,870</b>	<b>100%</b>	<b>69</b>	<b>100%</b>

Source: US Census Bureau, American Community Survey 2009-2013  
 5 Year Estimates, B25063 – Monthly Gross Rent

Table H-17  
**Gross Monthly Rent – City of Scio and Linn County**  
**2009-2013 ACS**



The average overall monthly housing costs in the City of Scio are high compared to nearby cities. Property taxes, utility rates and rental rates are similar. The higher monthly housing costs reflect the added costs of flood insurance premiums which are not a typical housing expense in many of the comparative cities. Table H-18 compares median monthly housing costs in nearby cities. With the anticipated flood insurance rate increases by 2020, Scio’s monthly housing costs may be less competitive with other communities in the coming years.

Table H-18  
**Median Monthly Housing Costs**  
**Selected Cities in Marion and Linn counties**

Linn County Cities	2009-2013 ACS Median Monthly Housing Costs	Marion County Cities	2009-2013 ACS Median Monthly Housing Costs
Albany	930.00	Aumsville	1,061.00
Brownsville	950.00	Detroit	995.00
Lebanon	925.00	Gates	806.00
Lyons	783.00	Jefferson	971.00
Mill City	916.00	Salem	925.00
<b>Scio</b>	<b>1,039.00</b>	Silverton	988.00
		Stayton	911.00
		Sublimity	1,153.00
		Turner	1,087.00

Source: US Census Bureau, American Community Survey 2009-2013 5 Year Estimates B25105, Median Monthly Housing Costs

## **Housing Assistance Programs:**

There are a variety of housing assistance programs available to Linn County residents. The City of Scio does not provide any direct housing assistance services. The following agencies provide services accessible to Scio residents.

*Community Services Consortium (CSC):* The Community Services Consortium is the community action agency that serves residents of Linn, Benton and Lincoln counties. CSC manages a broad spectrum of education, job training, nutrition and housing assistance programs. Under the Low Income Home Energy Assistance Program, the CSC works with local utilities to provide periodic emergency financial help to individuals and families who are unable to pay for utility bills. CSC also provides housing education, weatherization and rental assistance services.

*Linn Benton Housing Authority (LBHA):* The Housing Authority's mission is to provide decent, safe, sanitary and affordable housing for area residents. LBHA provides housing assistance to more than 2,600 families in Linn and Benton counties. Housing assistance programs focus on providing rental assistance to low-income, elderly and special needs residents of the two counties. In Scio, LBHA owns and manages the Thomas Creek Apartments (8 rental units) on SW 1<sup>st</sup> Avenue in Scio and are available to income-qualified residents. The Housing Authority also administers HUD's Section 8 housing voucher program, which provides rental subsidies for eligible residents and families. As of December 2015 there were 23 Scio applicants and 7 residents utilizing Section 8 housing vouchers on privately owned rentals in the City. According to LBHA staff it may take up to 2 years for an applicant to get a Section 8 housing voucher approved.

*Willamette Neighborhood Housing Services:* Willamette Neighborhood Housing builds new single family and multi-family housing and renovates existing dwellings. WNHS manages housing rehabilitation loan programs for all residents of Linn County. Qualified low-income homeowners can obtain 0% interest loans to make needed structure, electrical, plumbing, energy efficiency and general rehabilitation improvements to existing homes. The NeighborWorks HomeOwnership Center also provides technical assistance to existing homeowners and first-time homebuyers. Consultation services and training programs range from homebuyer workshops, foreclosure prevention services, home repair services and one-on-one consultations.

*Energy Trust of Oregon:* The Energy Trust of Oregon provides energy assistance to customers of Pacific Power, Northwest Natural Gas and other private utilities. Programs include financial incentives for installed energy conservation measures as well as technical assistance on housing assistance programs, provided by other agencies, that are available to residential customers.

## **Housing Affordability:**

Housing is considered to be affordable if a household pays no more than 30% of its income on monthly housing expenses, including mortgage payments, property taxes, rent, utilities, and insurance. HUD guidelines state that households paying more than 30% of their income for housing have a housing "cost burden". Table H-19 shows that in Scio 40% of Scio's households paid more than 30% of the monthly income on housing. The rate was similar for

owners (39%) and renters (43%). Scio’s percentage of households with a housing cost burden was slightly higher than Linn County’s percentage (37%).

Table H-19  
**Household Cost as a Percentage of Household Income  
 City of Scio**

Percent of Income	Owners		Renters		Total		Scio % compared to Linn County
	Number	%	Number	%	Number	%	%
Less than 20%	86	43%	27	39%	113	44%	+6%
20%-29%	36	18%	0	0%	36	14%	-11%
30% or more	77	39%	30	43%	107	42%	+5%
<b>Subtotal</b>	<b>199</b>	<b>100%</b>	<b>57</b>	<b>83%</b>	<b>256</b>	<b>100%</b>	
Zero or negative income	-		-		-		
No cash rent			12	17%	12		
<b>Total</b>	<b>199</b>	<b>100%</b>	<b>69</b>	<b>100%</b>	<b>268</b>		
<b>Housing Cost Burden</b>	<b>77</b>	<b>39%</b>	<b>30</b>	<b>43%</b>	<b>107</b>	<b>40%</b>	

Source: US Census Bureau, American Community Survey 2009-2013 5 Year Estimates, B25106, Housing Costs as a Percentage of Household Income in the Past 12 Months.

**Housing Affordability Conclusions and Interpretations:**

- No new rental housing constructed inside the city limits from 1990 to 2015. No prospects for new apartments in the near future.
- Monthly rental costs are competitive w/ regional market
- Monthly housing costs @ high end of regional market.
- New housing opportunities may be limited to build-out of Thomas Creek Estates
- Potential for new housing may be affected by federal/state flood hazard regulations.
- Affordable housing not affected by local issues, but more affected by state and federal policies and programs. With very limited funding available, it is unlikely any federally funded or state-assisted affordable housing units will be developed in Linn County’s small towns.

## 10.4 Forecast of Needed Housing Units and Housing Mix

In order to determine if the City has an adequate supply of buildable land available to serve the estimated population of 1,052 people in the year 2035, the City adopted an updated buildable lands analysis (BLA) in 2015.<sup>13</sup> The BLA includes an inventory of all vacant land and properties potentially available for infill and redevelopment.

The 2035 population forecast and housing data were used to forecast the number and type of needed housing units for the period 2015 to 2035. The City’s projection is based on the following assumptions:

- Scio’s population will reach 1052 people by the year 2035.
- Household size will remain at 2.74 persons per household.
- The vacancy rate will be 7.4%.
- All new housing will be either single family homes or multi-family dwellings. No group quarters are anticipated.

Table H-20  
Housing Needs Forecast to 2035

Dwelling Unit Forecast (2015 to 2035)	
2035 Population Forecast	1,052
Average Household Size	2.74
2035 Total Needed Housing Units (occupied)	384
2035 Vacant units @ 7.4%	31
2035 Total Housing Units	416
Existing Housing Units in the Scio UGB – July 2015 <sup>14</sup>	356
<b>2035 Future Need -- # of Dwelling Units</b>	<b>60</b>

The majority of the new housing units are expected to be single family homes and manufactured homes on individual lots (37 housing units) with the remainder being multi-family dwellings (13 housing units). Since the City of Scio does not regulate government-assisted housing differently than other housing types, it has not estimated the need for government-assisted housing as a separate housing type.<sup>15</sup>

<sup>13</sup> *Scio Buildable Lands Analysis*, prepared by Ryan Taylor, RARE Program, University of Oregon and David Kinney, Community Development Consultant, February 2015. The City utilized a safe harbor approach permitted by OAR 660-024-0040(8)(i) to determine the future housing mix for single family residential dwellings and manufactured homes on individual lots (73%) and multi-family housing (27%).

<sup>14</sup> The 2010 Census shows 324 housing units inside the City of Scio with 306 occupied and 18 vacant (5.6%). The City has used the 2015 Scio UGB housing stock count to calculate the number of needed dwelling units.

<sup>15</sup> OAR 660-024-0040 (8)(b)

Table H-21 shows the allocation of the needed housing units by housing type.

Table H-21  
**Projected Housing Units by Housing Type (2015-2035)**

Housing Type	Housing Mix Forecast	Total Units
Single Family Homes	73%	44
Medium Density: Duplex	12%	8
Medium Density: Apartment	14%	8
<b>Total</b>	<b>100%</b>	<b>60</b>

Note: The number of needed duplex units was rounded up to 10 dwelling units.

The City estimated land needs based on assumed densities for each type of housing at close to the maximum density allowed in each residential zone. Assumed densities are:

- Stick Built, Single-family detached: 4 units per net acre
- Manufactured Home: 4 units per net acre
- Duplexes: 10 units per net acre
- Apartments: 13 units per net acre.

Table H-22 shows the City of Scio will need 12.42 acres of vacant buildable land to accommodate the 50 housing units needed by the year 2035.

Table H-22  
**Total Acres Needed by Future Housing Type**

Housing Type	SFR (Acres)	MFR (Acres)	Total Acres Needed	Density Units/Acre	Housing Units
SFR – SFR dwellings and MH	11.00		11.00	4	44
Duplex		0.80	0.80	10	8
Apartment		0.62	0.62	13	8
<b>Total</b>	<b>11.00</b>	<b>1.42</b>	<b>12.42</b>		<b>60</b>

The buildable lands analysis determined there were 66 acres of net buildable residentially zoned land inside the Scio UGB in February 2015, a surplus of 50+ acres. The City concludes it has an adequate supply of net buildable residential land inside the Scio UGB to meet the estimated housing needs through the year 2035.



# GOALS AND POLICIES

## HOUSING

### STATEWIDE PLANNING GOALS

**GOAL 10 – HOUSING: To provide for the housing needs of citizens of the state.**

### CITY OF SCIO GOALS and POLICIES

**Goal H-1: Create and maintain great neighborhoods which are safe, attractive and well-maintained and have amenities that serve families and residents of all ages.**

**Goal H-2: Work with the property owners, developers and governmental agencies in order to provide housing opportunities for residents of all income levels.**

**Goal H-3: Encourage the rehabilitation and preservation of the Scio’s historic homes and the existing housing stock.**

**Goal H-4: Provide an adequate supply of buildable land outside the Special Flood Hazard Area to allow for the development of various housing types to meet the needs of a growing community.**

Policy H-1. Great Neighborhoods. The City will encourage the development of great neighborhoods by:

- a. Locating parks, recreation facilities, trails and other community facilities in close proximity to residences.
- b. Incorporating natural features, greenways and open spaces into developments to make neighborhoods attractive and minimize the potential for flood damage.
- c. Adding and improving sidewalks and pedestrian trails to provide safe routes from Scio’s neighborhoods to local schools and Hwy 226/Main Street commercial areas.
- d. Rehabilitating Scio’s historic homes in order to preserve structures which add a unique and special character to our community.

Policy H-2. Housing Types. Scio’s zoning ordinance will include residential zones which allow a variety of housing types:

- a. Low density residential zone (R-1): The R-1 zone will permit single-family dwellings and manufactured homes on individual lots.
- b. Medium density residential (R-2): The R-2 zone will permit single family dwellings, manufactured homes on individual lots, manufactured home parks, residential facilities, assisted living and multiple-family dwellings.

- Policy H-3. Conservation and Rehabilitation of Existing Housing. Scio will encourage the maintenance, conservation and rehabilitation of residential neighborhoods and the existing housing stock in the community.
- a. The City will support and participate in Linn County’s programs for home repair, energy conservation, historic preservation and housing rehabilitation in an effort to prolong the life of existing residences.
  - b. The City will actively pursue funding opportunities for housing rehabilitation and repair.
- Policy H-4. Housing for an Aging Population. The City recognizes Oregon’s population is aging and there will be a steadily increasing need for a variety of housing choices for senior citizens and residents needing life-long care. The City will zone land for assisted living and/or residential care facilities and encourage private developers and governmental entities to provide a variety of housing options for senior citizens who want to live in Scio.
- Policy H-5. Safe and Decent Housing. The City policy is to assure occupied housing units are safe, decent and suitable dwellings for healthful habitation. The City will enact and enforce dangerous and derelict building standards to ensure buildings are structurally sound, safe, secure and well-maintained.
- Policy H-6. Fair Housing: The City policy is to comply with federal, state and local fair housing laws that affirm access to housing opportunities for all persons in Scio.
- Policy H-7. Beautification and Maintenance Awards. Scio will establish an annual award for home upkeep and landscaping in an effort to increase community pride and provide models and examples for other residents. All residential housing units shall be eligible.
- Policy H-8. Design Standards for New Residential Developments. The City will establish design standards for new residential developments that:
- a. encourage the retention of the small-town charm and character of Scio,
  - b. create safe, walkable residential neighborhoods,
  - c. incorporate design principles that promotes energy conservation, water conservation and protection of the Thomas Creek flood plain and watershed, and
  - d. provide parks and open space areas for the benefit of all city residents.
- Policy H-9. Flood Hazards and Endangered Species Impacts on Residential Developments. The City will evaluate the impacts that revised federal and state regulations to minimize flooding losses and protect endangered fish will have on existing neighborhoods and the development of new housing in the community.
- Policy H-10. Periodic Review of Buildable Lands. The Planning Commission will review and update its inventory of residential land every 5-7 years to ensure the City has an adequate supply buildable residential land outside the Thomas Creek special flood hazard area.

## Chapter 13

# Energy Conservation

Statewide Planning Goal 13 “Energy Conservation” requires cities to manage and control land use and development to “*maximize the conservation of all forms of energy, based on sound economic principles.*” As a small community, the City of Scio has little involvement in state, regional or national energy policy development and implementation. However, its citizens, businesses and governmental entities are energy consumers, who make daily choices about energy use and consumption.

In 2012, the Governor’s Oregon Energy Action Task Force and the Oregon Department of Energy released a *10-Year Energy Action Plan* recommending the State of Oregon embrace several actions and initiatives to:

- Reduce Oregon’s dependence on carbon-intensive fuels and foreign oil,
- Develop home-grown renewable energy resources,
- Mitigate greenhouse gas emissions,
- Improve energy efficiency and create rewarding local jobs, and
- Boost Oregon’s economy through investment and innovation.<sup>1</sup>

The action plan sets statewide energy goals that apply to local communities:

**Goal #1 – Energy Conservation:** “*Maximize energy efficiency and conservation to meet 100% of new electric load growth*”.

Energy efficiency and conservation are expected to be the cornerstone of Oregon’s energy policy.<sup>2</sup> The action plan states: *Today, energy efficiency is more important than ever. It is clean and emission free. It is also low cost relative to new energy generating resources. It serves our national goals of reducing our carbon footprint and enhancing our energy independence. In short, it is the world’s most environmentally and economically friendly energy resource.*<sup>3</sup>

The Northwest Power and Conservation Council’s *6<sup>th</sup> Northwest Conservation and Electric Power Plan* agrees and states “*energy efficiency improvements provide the most cost-effective and least risky response to the region’s growing electricity needs.*”<sup>4</sup> The Northwest Power & Conservation Council projects most of the growth in energy demand in the Pacific Northwest through 2030

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<sup>1</sup> *Oregon 10-Year Energy Action Plan*, Oregon Department of Energy, December 2012., p. 7. **Oregon Department of Energy Governor’s Ten Year Energy Plan**, [http://www.oregon.gov/energy/pages/ten\\_year/ten\\_year\\_energy\\_plan.aspx](http://www.oregon.gov/energy/pages/ten_year/ten_year_energy_plan.aspx)

<sup>2</sup> *Ibid.*, p. 11.

<sup>3</sup> *Ibid.*, p. 22.

<sup>4</sup> *6<sup>th</sup> Northwest Conservation and Electric Power Plan*, Northwest Power and Conservation Council, February 2010, Action Plan, p. AP-1.

will come from residential and commercial consumers.<sup>5</sup> However, as a small community with very modest residential growth and limited commercial/industrial growth, the City of Scio does not anticipate significant energy consumption increases. Pacific Power and Northwest Natural Gas officials agree there are limited economic development opportunities in the smaller rural communities that are located away from the I-5 transportation corridor. Over the next 10 years Northwest Natural Gas officials anticipate declines in the average natural gas use per residential and commercial customers in their Albany service area which includes much of Linn and Benton counties.<sup>6</sup>

Utility representatives encourage local communities and citizens to be partners in implementing energy efficiency and conservation measures.<sup>7</sup>

- Residential and Business Energy Conservation Programs and Tax Incentives: Residential and business utility customers can take advantage of residential and business energy efficiency and tax incentive programs available through the Oregon Department of Energy, the Energy Trust of Oregon and private businesses.
- City and School Conservation Measures. Cities and school districts can lead by example. Reducing daily energy consumption saves taxpayer money by controlling daily operating costs. The City of Scio and Scio School District can take advantage of SB 1149, the Energy Trust of Oregon or similar energy conservation programs by completing energy audits and implementing effective energy conservation measures at schools, pump stations and other public buildings. Installing energy efficient control systems, windows and lighting, retrofitting or replacing pumps and HVAC systems, replacing inefficient street lights and designing new facilities for energy efficiency are all ways city officials and school administrators can lead by example. The City can work with Pacific Power to replace inefficient street lights with LED or other more energy efficient lighting.
- Education: Support efforts by Energy Trust of Oregon, Northwest Energy Efficiency Alliance, Pacific Power, Northwest Natural Gas and others to educate citizens about energy efficiency options and small steps consumers can take. Voluntary conservation measures by end use consumers may include purchasing and installing energy efficient appliances, HVAC systems, heat pumps, water heaters, indoor/outdoor lighting fixtures and consumer electronics.

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<sup>5</sup> Ibid., pp. 3-4 to 3-6. 2010 electricity demand forecast by Northwest Power and Conservation Council. Residential demand increases are expected due to increased use of home electronics, entertainment and air conditioning.

<sup>6</sup> Gary Bauer, Director, Government and Community Affairs, Northwest Natural Gas. Email to City of Scio, August 18, 2015.

<sup>7</sup> Interview with Doris Johnston and Alan Meyer, Regional Business Managers, Mid-Willamette Valley Region, Pacific Power, July 2015.

**Goal #2 – Enhance Clean Energy Infrastructure: “Reduce reliance on fossil fuels and encourage development of wind, solar and other renewable energy resources.”**

*Oregon imports 100% of its petroleum, coal and natural gas.<sup>8</sup> Transportation is single largest contributor to Oregon’s greenhouse gas emissions. Oregonians consume 1.5 billion gallons of gas and drive 33 billion miles per year and fuel costs comprise 7% of disposable income. To reach Oregon’s 2020 goals, the state will need an approximately 30 percent reduction from 2010 greenhouse gas levels, which roughly translates to a 30 percent reduction in fossil fuel use.<sup>9</sup>*

Oregon cities and counties can adopt building codes, land use policies and provide local transportation infrastructure and systems that encourage energy conservation and help reduce reliance on fossil fuels. As a small City, Scio can support regional programs that improve transit systems, carpooling and telecommuting. The city can adopt zoning regulations to encourage compact land use with business, schools and services within walking/biking distance of neighborhoods and make bicycle/pedestrian projects a priority.

In Scio, the community can take several actions:

- Provide high speed Internet service to create opportunities for telecommuting. The Scio Mutual Telephone Association can continue to provide fiber-optic and high-speed Internet service to its customers.
- The City may participate in Pacific Power’s Blue Sky renewable energy program. As a Blue Sky customer, the City may apply for grant funds to help finance a small-scale renewable solar or wind energy project at a city-owned building, water or wastewater facility.<sup>10</sup>
- Plan for local pedestrian/bike networks connections that provide access to recreation, schools, neighborhood / community services and stores within a 10-minute walk of home.

In recent years there have been rapid technological advances in the area of renewable energy resources including solar, wind power and hybrid/electric vehicles. At the local level, the City can ensure local zoning regulations do not impede development of needed public utility services and small-scale solar or wind power projects.

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<sup>8</sup> Oregon Energy Task Force Recommendations to the Governor, March 2012, pp. 3 to 5.

<sup>9</sup> *Oregon 10-year Energy Action Plan*, p. 13.

<sup>10</sup> Interview with Doris Johnston and Alan Meyer, Pacific Power, July 2015.

# GOALS AND POLICIES

## ENERGY CONSERVATION

### STATEWIDE PLANNING GOALS

**GOAL 13 – ENERGY CONSERVATION:** Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

### CITY OF SCIO GOALS AND POLICIES

**Goal EC-1:** To efficiently utilize energy, maximize the conservation of non-renewable energy resources and encourage the use of renewable energy resources

Policy EC-1: The City of Scio encourages citizens to conserve energy and implement energy conservation measures. The City will support actions by the Oregon Department of Energy, Energy Trust of Oregon, private utilities and other agencies to increase citizen awareness of energy conservation and efficiency measures and available energy conservation programs.

Policy EC-2: The City will encourage energy efficiency and implement cost-effective conservation measures at city facilities.

- Work with Energy Trust of Oregon and local utilities to periodically audit city energy use in city buildings and equipment.
- Work w/ Pacific Power to remove inefficient street lighting and replace them with energy efficient / dark sky lighting.
- Review vehicle and equipment specifications to ensure purchase of energy efficient and cost-effective equipment.
- Evaluate the costs and benefits of implementing renewable energy projects at city-owned facilities.

Policy EC-3: The City of Scio will encourage the planting and maintenance of trees to create a more beautiful city, provide shading, and reduce heat buildup in open spaces, parking lots and structures.

Policy EC-4: The City of Scio will plan for the development of safe and accessible sidewalks, trails and bikeways to/from residential neighborhoods so schools, businesses and community services are within a 10-minute walk of home.

## Chapter 14

### Urbanization

Statewide Planning Goal 14 “Urbanization” requires cities and counties to establish and maintain urban growth boundaries around cities to “*provide land for urban development needs and to identify and separate urban and urbanizable land from rural land.*”

The City of Scio is a compact community with residential neighborhoods, churches and schools surrounding a central business district along Main Street and Hwy 226. The compact urban form creates a cohesive community. Local residents describe Scio as a quaint, family friendly small town with an extremely strong sense of community. Scio is welcoming to existing residents and newcomers. It offers opportunities for citizens to be actively involved in local government, schools, civic organizations, volunteer activities and community events. City leaders want to ensure community vitality is sustained in the future. They envision building on Scio’s strengths and retaining its small town charm. Managing how and where the City grows will determine whether the City is successful in achieving this vision.

#### **14.1 Scio Urban Growth Boundary**

The Scio Urban Growth Boundary (Scio UGB) was established to retain a compact urban form. The Scio UGB limits where the City may grow and prevents encroachment of housing and urban sprawl from extending into the surrounding agricultural lands. Land outside the Scio UGB is reserved for non-urban uses, with particular attention given to the preservation of the Thomas Creek floodplain area and agricultural lands.

The Scio UGB was established in 1980 with the adoption of the *Scio Comprehensive Plan* by both the City of Scio and Linn County.<sup>1</sup> The Scio UGB was acknowledged as being in compliance with Goal 14 requirements in the City’s original comprehensive plan acknowledgment order issued by LCDC on September 24, 1981. Since 1981, the City has adopted two post-acknowledgment plan amendments which have extended the Scio UGB.<sup>2</sup> As part of the *Scio Comprehensive Plan Update*, the City readopted the Scio Urban Growth Boundary as shown on Map LU-1 “Scio Comprehensive Plan Map”.

The Scio UGB contains 337 acres. The City’s 2015 buildable lands analysis indicates there is sufficient buildable land inside the Scio UGB to accommodate the anticipated population growth of the City for the 20-year planning period from 2015 to 2035.<sup>3</sup> All growth of the city must occur within the Scio UGB.

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<sup>1</sup> The 1981 *Scio Comprehensive Plan* included a UGB Analysis complying with Goal 14 requirements. The 1981 UGB analysis evaluated buildable land needs for both residential and employment lands and addressed the seven urbanization factors required at that time.

<sup>2</sup> See City Ordinances 508, enacted on October 15, 1991 and Ordinance 547, enacted on October 13, 2003.

<sup>3</sup> See Table LU-6 in Chapter 4 “Land Use”. The *Scio Buildable Lands Analysis* (February 2015) found 66.18 acres of buildable residential land and 5.84 acres of buildable commercial and industrial land inside the Scio UGB.



**Table URB-1  
Acreage in Scio UGB**

<b>Location</b>	<b>Gross Acres</b>
Inside City Limits	265.25
Outside City Limits – Linn County UGA	71.85
<b>TOTAL</b>	<b>337.10</b>

Source: Linn County GIS, September 2014.

Table URB-1 shows the overall gross acreage in the UGB and identifies the acreage inside the city limits and in the unincorporated areas outside the city limits. Land within the city limits is designated and zoned to allow a multitude of urban uses including neighborhoods, commercial and industrial uses, open space, parks, schools, public facilities and natural areas along Thomas Creek and Peters Ditch.

The 71.85 acres in the unincorporated urban growth area outside the city limits is zoned by Linn County as an urban reserve area. County zoning permits residential uses on existing lots and anticipates these properties will be annexed to the City of Scio when urban services (water, sewer and storm drainage facilities) are extended.

The urbanization goals and policies provide for the orderly annexation of land to the City and support the efficient transition from rural land uses to the more intense urban land uses.

## **14.2 Future Amendments to the Urban Growth Boundary**

As the community grows and buildable lands are developed the City is required to plan for future growth and ensure there will be a 14-year supply of vacant, buildable land inside the UGB. The City will need to expand the UGB in the future in order to provide the needed supply of buildable land.

The modification of the Scio UGB requires cooperation between the city and Linn County and coordination with other local governments and state agencies. ORS 197A and Oregon Administrative Rules, divisions 660-024 or 660-038, outline the procedures and criteria cities with a population of under 10,000 residents must follow when amending the UGB.

The City will face several challenges when it looks to expand the Scio UGB.

1. *Flood Hazards:* A large share of the land area outside the existing Scio UGB is located within the Thomas Creek flood plain and is susceptible to shallow flooding on a regular basis. Maps NR-8 and NR-9 in Chapter 5 “Natural Resources” show the Thomas Creek and Peters Ditch flood hazard areas and land that was affected by the January 2012 flood event. The City anticipates regulatory changes in the Federal Emergency Management Agency’s National Flood Insurance Program (NFIP) may either restrict future urban density development on the lands within

the Thomas Creek flood plain or new flood proofing requirements may make it too costly to convert properties located in the flood plain from rural residential and agricultural uses to urban uses.

2. Wetlands: The City's local wetlands inventory identifies a number of locally significant wetlands located near Peters Ditch and unnamed drainage channels in the northwest portion of the Scio UGB. The City anticipates other wetlands exist outside the adopted local wetlands inventory study area to the east and west of the City near these waterways. The City's zoning ordinance requires wetlands to be protected and preserved.
3. Thomas Creek and Peters Ditch Riparian Corridors: The City has not completed a Goal 5 inventory and assessment of these riparian areas, but anticipates a completed riparian inventory will conclude the City needs to adopt riparian protection measures.
4. Water Quality and Endangered Salmon and Steelhead: Thomas Creek has been identified as an essential habitat for endangered winter steelhead and spring Chinook salmon. Plans for the recovery of these two fish species are being developed by federal agencies. Habitat protection will be a cornerstone of federal, state and local salmonids recovery programs.

The large expanse of the Thomas Creek flood plain coupled with the need to address natural resource / environmental issues leads the City to conclude that an integrated approach is needed to protect the natural environment near Scio's waterways. The creation of an open space corridor that provides for the unimpeded flow of flood waters, provides storm water detention and protects riparian areas and adjacent wetlands is logical.

As a consequence, the expansion of Scio's UGB to the north, east, southwest and west may be precluded or, at a minimum, development may be allowed at a very low density. Land south of Gilkey Road or on the slopes southeast of the City and east of Hwy 226 may be the only options available for future expansion of the UGB and the long-term growth of the City.

### **14.3 Directing Growth and Urbanization Policies**

City leaders are committed to maintaining a livable small town with good schools, a vibrant downtown business district and safe, attractive neighborhoods. The expansion of the City to the south and southwest has the potential of creating neighborhoods that are further away and not connected to the existing city center, schools and local services. The City is committed to design its neighborhoods so they fit into the fabric of the existing community.

As Scio grows, the City will manage and direct growth by implementing the goals and policies in the comprehensive plan, by enacting development standards and criteria and by managing the extension of public facilities.

# GOALS AND POLICIES

## URBANIZATION

### STATEWIDE PLANNING GOALS

**GOAL 14 – URBANIZATION:** To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

### CITY OF SCIO GOALS AND POLICIES

**Goal URB-1:** Provide for the efficient use of land and the orderly extension of public facilities and services to buildable lands within the Scio UGB.

**Goal URB-2:** Annex land to the City as public facilities are extended from existing developed areas in a systematic manner consistent with adopted public facility plans.

**Goal URB-3:** Modify the Scio UGB in order to provide an adequate supply of buildable residential and employment lands to serve the community for the 14-year planning period.

**Policy URB-1.** *Urban Growth Management Agreement with Linn County.* The City of Scio will periodically review and update the Urban Growth Boundary and Management Agreement with Linn County to facilitate the orderly transition of the land outside the city limits and inside the Scio UGB to urban densities and provide for the coordination of land use decisions within the Scio Planning Area. [See Land Use Policy LU-1].

**Policy URB-2.** *Development inside the City Limits is a Priority.* The City of Scio shall encourage development on vacant land or redevelopable sites within the city limits where services are available to minimize the cost of extending services and to maximize land use.

**Policy URB-3.** *Rural Development in the UGB Area outside the City Limits.* Linn County will allow for the development of existing lots designated for residential use on the Scio Comprehensive Plan within the unincorporated portion of the Urban Growth Boundary, subject to the following criteria:

- a. All applicable county zoning and development standards are met including on-site sewage disposal system approval and legal access to a public street.
- b. For parcels larger than five acres, an urban conversion plan is submitted for City and County review. The urban conversion plan shall demonstrate the potential division of the property to urban densities and the desired location of streets and points of access.
- c. The property was not created illegally.

- Policy URB-4. Conversion of Land in the UGB to Urban Uses. Undeveloped buildable land within the unincorporated area of the Scio UGB is available for urban uses. Conversion of these buildable lands to urban uses shall be based on consideration of:
- a. Orderly, economic provision for public facilities and services.
  - b. Compatible with the goals and policies of the Scio Comprehensive Plan and Statewide Land Use laws.
- Policy URB-5. Annexation. The City may approve the annexation of land when the City finds the extension of water, sewer, streets and storm drainage facilities occurs concurrently with the annexation or can be provided as planned for in the City’s public facilities plans.
- Policy URB-6. Public Services to Properties Outside the City Limits or Scio UGB.
- a. Water Service. The City will continue to provide water service to customers located outside the city limits and Scio UGB. The City will not permit additional hookups or extend water service to other properties located outside the city limits except in the following instances:
    - i. The property is annexed to the City; or
    - ii. An extraterritorial extension of service is needed to alleviate a health hazard. In this instance the property owner(s) must file an application to annex the property to the City of Scio and concurrently obtain permits to extend and connect the water service and ensure no cross-connection can occur between the existing well and the public water supply. *[Move to Chapter 11 - Public Facilities when Chapter 11 is adopted.]*
  - b. Sewer Services. Sewer services will not be extended to properties outside the city limits, except in the following instance:
    - i. The property is annexed to the City, or
    - ii. The existing on-site septic system has failed and the property is located within 300’ of a public sewer and the Linn County Health Department notifies the City that the property owner cannot obtain a permit to repair or replace the existing septic system. In this instance the property owner(s) must file an application to annex the property to the City of Scio and concurrently obtain permits from the City to extend and connect the sewer service. *[Move to Chapter 11 – Public Facilities when Chapter 11 is adopted.]*
- Policy URB-7. UGB Expansion to the South: The City of Scio shall direct growth of the community towards the south and west to preserve agricultural lands and avoid flood hazard areas north and east of the City.
- Policy URB-8. Amendment to the Scio UGB. The Scio Planning Commission will review the City’s buildable lands inventory every five years to ensure the City has an adequate supply of buildable land within the Scio UGB and provide recommendations to the City Council for the modification or expansion of the Scio UGB. When amending the UGB the City will locate the urban growth boundary line along existing property lines and streets or along the defined edges of existing waterways or other natural features.



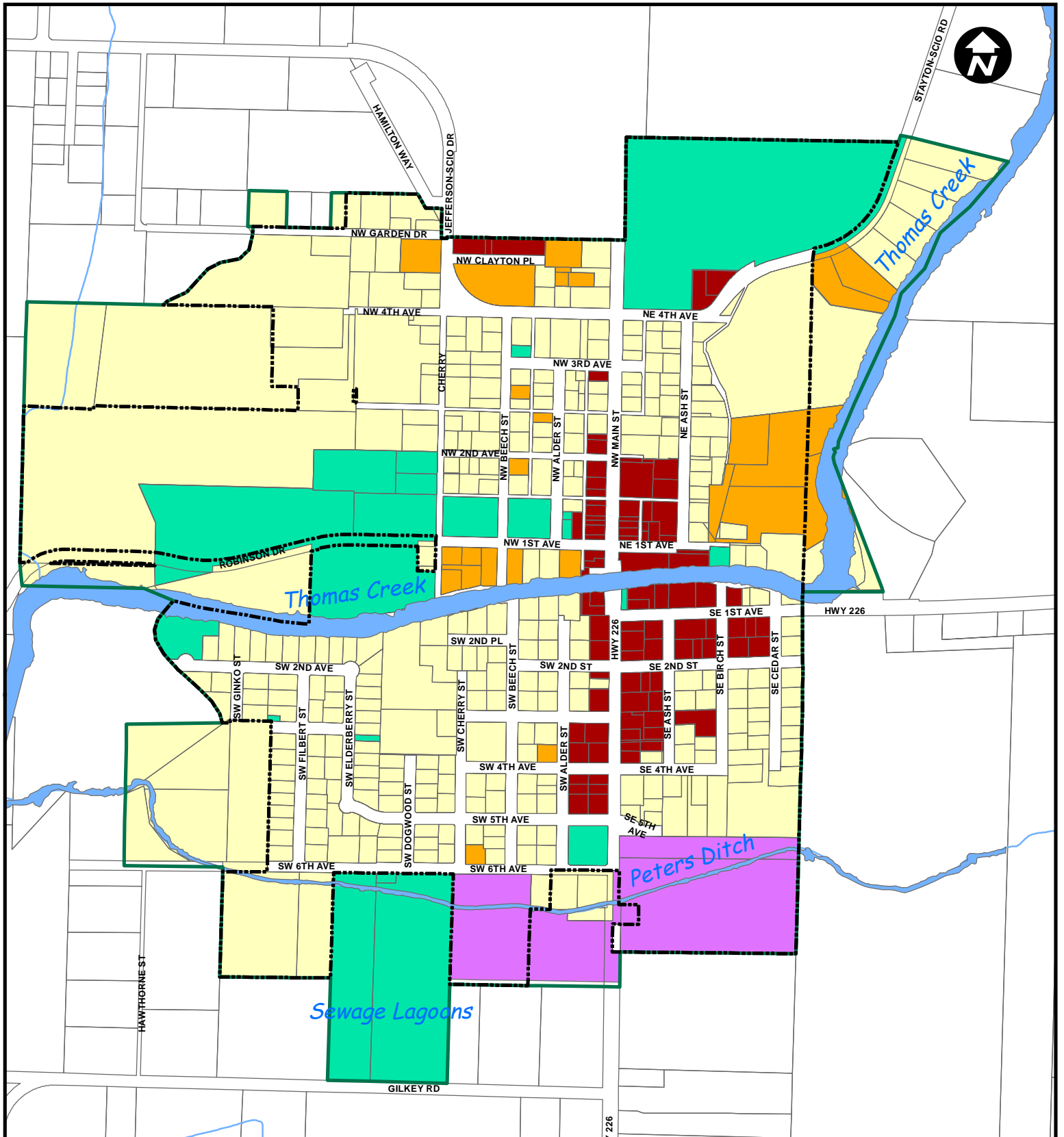
# *City Of Scio, Oregon*



## **Exhibit “C”**

### ***Scio Comprehensive Plan Map LU-1***

April 15, 2016



City of Scio

Map Revised 04/15/2016.  
Data Provided by the City  
of Scio and Linn County.

# Comprehensive Plan

Effective Date: May 15, 2015



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

## Comp Plan Designation

- |                          |                    |
|--------------------------|--------------------|
| Commercial               | UGB                |
| Light Industrial         | City Limits        |
| Multi-Family-Residential | Rivers and Streams |
| Public                   | Taxlots            |
| Residential              |                    |



# *City Of Scio, Oregon*

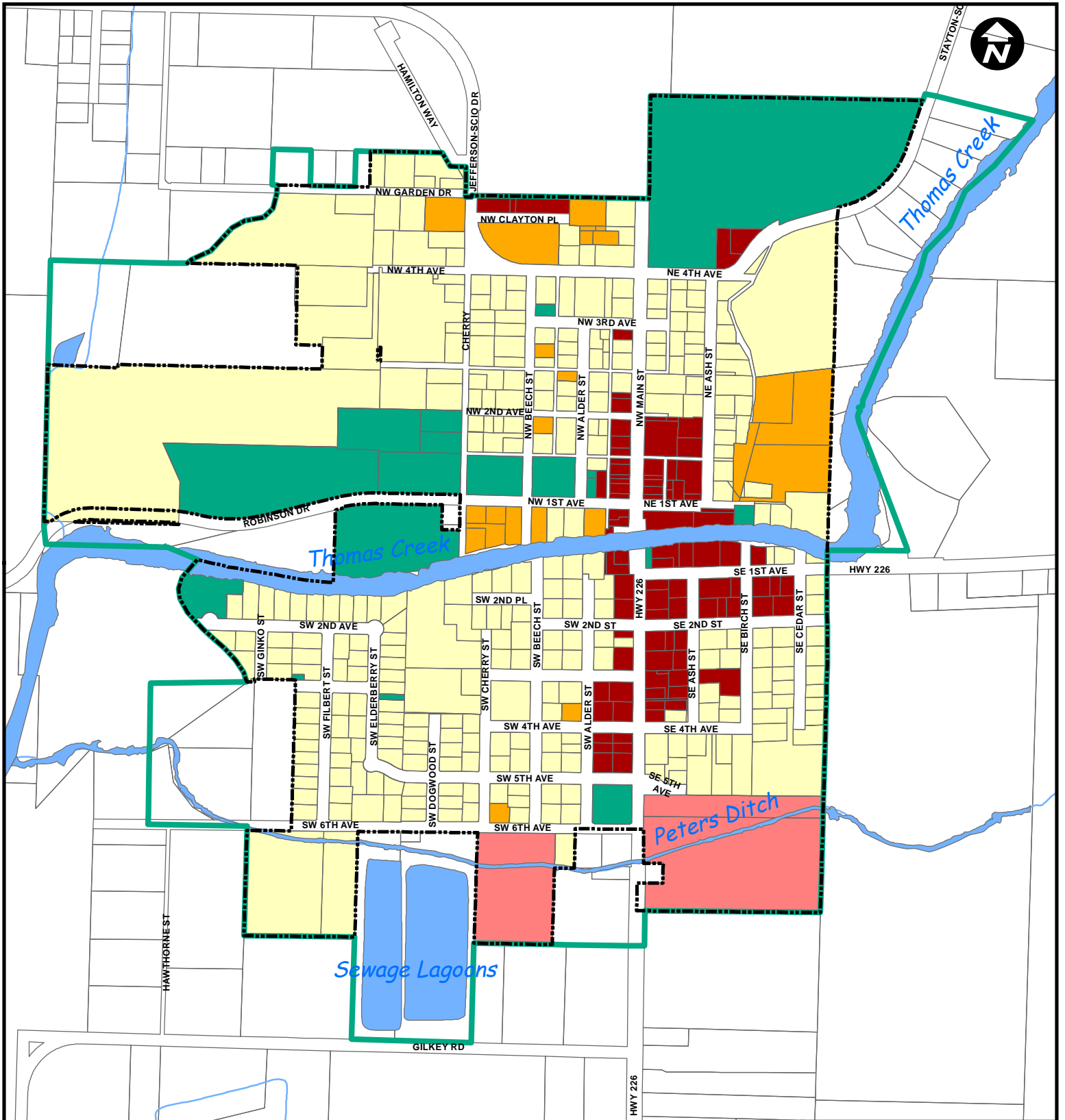


## **Exhibit “D”**

### **Scio Zoning Map LU-2**

April 15, 2016





City of Scio

Map Revised 04/15/2016.  
Data Provided by the City  
of Scio and Linn County.

# Zoning

Effective Date: May 15, 2015



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.

## Legend

### City Zoning

- Commercial
- Light Industrial
- Public
- R-1 Single Family Residential
- Multi-Family Residential
- City Limits
- UGB
- Rivers and Streams


**David W. Kinney**  
**Community Development Consultant**

791 E. Hollister Street, Stayton, OR 97383

Office: (503) 769-2020 γ Cell: (503) 551-0899 γ Fax: (503) 769-4111

Email: dwkinney@wvi.com

**To:** Mayor Chadd Weaver and City Councilors

**From:** Chairman Cliff Wooten and Scio Planning Commission  
David W. Kinney, Planning Consultant   
Cathy Martin, Administrative Assistant

**Date:** February 17, 2016

**Subject:** 2015 Scio Comprehensive Plan Update – Recommendation to Approve

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**Planning Commission Recommendation:**

***Adopt Ordinance 60\_\_***

On January 26, 2016 the Planning Commission held an open house and public hearing to consider the 2015 Scio Comprehensive Plan Update (Part 2). The Planning Commission recommends the City Council adopt Ordinance 60\_\_ which includes the following documents:

Exhibit A - Findings of Fact supporting the Planning Commission recommendation

Exhibit B - Scio Comprehensive Plan Update (Part 2)

- Cover & Table of Contents
- Chapter 8: Parks and Open Space
- Chapter 9: Economic Development
- Chapter 10: Housing
- Chapter 13: Energy Conservation
- Chapter 14: Urbanization

Exhibit C – Map LU-1 -- Comprehensive Plan (corrected 2 errors in the UGB location)

Exhibit D – Map LU-2 -- Zoning (corrected 2 errors in the UGB location)

After the public hearing the Planning Commission reviewed the public testimony and final staff changes to the documents at their regular meeting on February 17, 2016. The Planning Commission’s responses to the public testimony and final changes are listed on page 2 of this memo.

At its February 17, 2016 meeting the Scio Planning Commission unanimously recommended the City Council adopt the ordinance to approve the 2015 Scio Comprehensive Plan Update (Part 2), adopt findings of fact and approve the two corrected maps.

**Council Action to Approve Ordinance 603:**

1. Motion to read Ordinance 603 by title only.
2. (If vote is unanimous), Motion to approve Ordinance 603.

## Review of Public Testimony:

At the public hearing and open house the City received public comments that are summarized below:

1. **Oregon State Parks**: On December 29, 2015, Terry Bergeson, Oregon State Parks Department, submitted comments clarifying information about the 2013 Statewide Comprehensive Outdoor Recreation Plan (SCORP). He recommended minor work changes to Chapter 8 – Parks & Open Space on pages 103 through 106. The City incorporated his suggested changes into the proposal.
2. **Fair Housing Council of Oregon**: On January 19, 2016 the City of Scio received an email from Jill Statz, Graduate Planning Associate, Cogan Owens Greene, LLC, on behalf of the Fair Housing Council of Oregon, requesting a copy of the City’s housing needs analysis and providing information on Fair Housing requirements that apply to Oregon cities for inclusion in the public record. Ms. Statz asked several questions regarding the reason the City of Scio is updating the Scio Comprehensive Plan and whether or not the City has addressed fair housing requirements. The City provided an email response to Ms. Statz on January 21, 2016. These emails and the FHCO guidelines for fair housing have been included in the record. The Planning Commission recommended the City add a fair housing policy into the Housing Goals and Policies section on p. 179.

## Planning Commission Changes:

The Scio Planning Commission deliberated at their regularly scheduled meeting on Wednesday, January 27, 2016 and directed staff to prepare the following changes to the proposal:

### 1. Editorial Corrections.

Cathy Martin, David Kinney have made several grammatical and format changes.

### 2. Map Changes.

Four maps were changed

Map LU-1 Comprehensive Plan Map	Corrected two UGB line errors. Added New Map Date: April 15, 2016.
Map LU-2 Scio Zoning Map	Corrected two UGB line errors. Added New Map Date: April 15, 2016.
Map P-1 Existing Parks and Open Space	Revised Map – increased scale.
Map P-2 Proposed Park Facilities	Revised Map – increased scale.

### 3. Narrative Changes:

- a. Chapter 8 – Parks and Open Space. Comments from Terry Bergeson, Oregon State Parks Department were incorporated to clarify the discussion on the Statewide Comprehensive Outdoor Recreation Plan (SCORP).
- b. Chapter 10 – Housing. Added a Fair Housing Policy on page 179.

- d. Chapter 10 – Housing. Add a section to describe housing assistance programs in Linn County that are available to Scio residents on p. 174.
- e. Modified Exhibit “A” - Findings. Modified the findings to reflect public input from the Fair Housing Council of Oregon, the Linn-Benton Housing Authority and Oregon State Parks.

The public hearing record was kept open until February 17, 2016 to allow for the inclusion of the recommended changes and to provide the public an opportunity to review and submit written comment on the changes. No additional comments were received by the City.

**City Council Public Hearing and Adoption Schedule**

- |    |   |  |
|----|---|--|
| 1. | City Council Public Hearing                   | March 14, 2016   |
| 2. | Adoption of Ordinance                         | Either March 14, 2016 or April 11, 2016                            |
| 3. | Send Notice of Adoption to DLCD & Linn County | After Council Adoption   |
| 4. | Acknowledged in Compliance                    | Typically 30 Days after Notice to DLCD & No Appeal Filed with LUBA |

# ***City of Scio***

## **Public Hearing before the Scio City Council Legislative Hearing Format**

- A. Opening of the Public Hearing & Rules of Conduct
- B. Introduction of City Councilors
- C. Declarations of Ex Parte Contact, Conflicts of Interest or Bias
- D. Staff Report and Planning Commission Recommendation  
Presentation of the Scio Comprehensive Plan Update (Part 2)
- E. Proponent's Testimony
- F. Opponent's Testimony
- G. General Testimony of Other Individuals or Organizations
- H. Questions of Clarification from the City Council
- I. Staff Summary
- J. Continuation of Public Hearing to a Date Certain or Close of Public Hearing
- K. City Council Deliberation & Decision

*After the close of the public hearing, no further public testimony will be received by the City.*

*The Scio City Council will deliberate on the proposal this evening and may either make a decision tonight or continue their discussion at their next regularly scheduled meeting on Wednesday, April 11, 2016 at 6:00 p.m.*

*The City Council may discuss the written testimony received by the City prior to tonight's meeting, public comments received at the open house and any testimony received at tonight's public hearing. They may direct the staff or Planning Consultant to revise the Scio Comprehensive Plan Update (Part 2) and the supporting documents prior to making a decision.*

*The City Council may either (1) adopt an Ordinance approving the plan update, (2) take no action or (3) refer the issue back to the Planning Commission for further consideration.*

## Public Hearing Rules of Conduct

The public hearing will be conducted in the order listed on the agenda. The Planning Commission Chairman will recognize each person who wishes to testify on the proposal. If you wish to testify during the public hearing, please assist us by abiding by the following rules:

1. State your name and address
2. Indicate whether you support the Comprehensive Plan amendments, oppose them or wish to offer general testimony.
3. Please keep your testimony brief and to the point. We request testimony be limited to 3-5 minutes per person.
4. Direct any questions you have to the Chairman. He will direct your question to the city staff, the Planning Commission or other person who may be able to provide an answer.
5. The Chair may limit testimony when it is cumulative, repetitive, irrelevant or immaterial to the issues being considered.

### Disclosure Statements:

Right to Request the Record be Held Open: Any party to this hearing may request the record be held open for a minimum of seven (7) days to allow for the submittal of additional written testimony. If a request is made this evening, at the end of the hearing, the Chair will set a date and time the record will be closed.

Right to Appeal: The City Council will make the final decision on this proposal. Any person who is aggrieved by this decision may file an appeal with the Land Use Board of Appeals as specified in ORS 197 after the council makes its decision. Failure to raise an issue during the public hearing, either in person or by letter, or failure to provide sufficient specificity to afford the Planning Commission or City Council an opportunity to respond to that issue precludes an appeal to the State Land Use Board of Appeals on that issue.